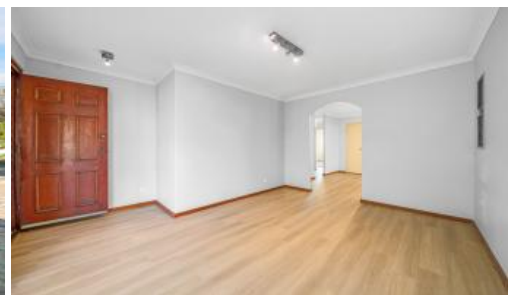


Unit 6, 11 Mayer Cl, Noranda



A Breath of Fresh Air!

Open by private inspections only! Call Simar Singh on 0433 767 296

New flooring, carpets and paint mean that all you have to do here is simply bring your belongings and move straight on into this solid 3 bedroom 1 bathroom brick-and-tile villa, nestled in a whisper-quiet cul-de-sac location close to all of your everyday amenities.

Doubling as an ideal investment property also, this new-look pad forms part of an established well-presented complex and has its own single carport bay for parking. Welcoming you inside is a large front lounge room that leads directly into the dining area, where a double storage cupboard meets an adjacent kitchen with double sinks, tiled splashbacks, over-head and under-bench storage options, a dishwasher, an electric cooktop and a separate oven.

The pick of the bedrooms is a larger master with ample built-in-wardrobe space, plus a ceiling fan. Brilliant in its simplicity is a practical bathroom with a separate shower and bathtub to help cater for everybody's personal needs.

At the rear and off the laundry lies a spacious and paved courtyard – with enough room to both entertain and hang your washing out on the clothesline.

3 1 1

Price	SOLD
Property Type	Residential
Property ID	27618

Agent Details

Jonathan Marlow - 08 9402 2299

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

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There is also a small, separate alcove off the dining space.

Walk to the lovely Fitzpatrick Reserve from here, with bus stops and stunning Lightning Swamp Bushland also only strolling distance away. Also nearby are the likes of Morley Senior High School, Noranda Primary School, Noranda Square Shopping Centre, community sporting facilities, major arterial roads, the site of the future Morley Train Station, the Galleria Shopping Centre and so much more.

When convenient living goes under the radar, this is what you get. A value villa that is ready to move into right away!

Book a time to visit this excellent home by calling Simar on 0433 767 296.

Property Features:

- 3 bedrooms
- 1 bathroom
- New timber-look flooring to the front lounge, dining area and kitchen
- New bedroom carpets
- Freshly painted throughout
- Stylish lounge-room light fittings
- Dishwasher in the kitchen
- Built-in robes
- Separate bath and shower in the bathroom
- Separate laundry with external access to the spacious rear courtyard
- Skirting boards
- Security doors and screens
- Electric hot-water system
- Reticulated and neatly-tended gardens
- Single carport

Location Highlights (all distances approximate):

- 450m to Fitzpatrick Reserve
- 1.2km to Noranda Primary School
- 1.3km to Noranda Square Shopping Centre
- 1.6km to the Lightning Park sporting facility
- 2.4km to Morley Senior High School
- 3.3km to Galleria Shopping Centre
- 11.0km to Perth CBD

- 12.4km to Perth Airport

Disclaimer: The information provided herein has been prepared with care; however, it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies.

* Interested parties must be sure to undertake their independent enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.