



## 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

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27618

#### Agent Details

Jonathan Marlow - 08 9402 2299

#### Office Details

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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

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

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