

23 Noriker Way, Forrestdale, WA 6112

House For Sale

Friday, 3 January 2025

23 Noriker Way, Forrestdale, WA 6112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 379 m2

Type: House



Ronnie Singh
0430161765

End Date Process

All offers presented on or before 6pm Tuesday the 21st of January 2025. (The sellers reserve the right to accept offer before the end date) Move right into this newly built luxury home and begin enjoying the convenient family lifestyle and exquisite home design straight away! With multiple living areas, an abundance of storage solutions, and high-end finishes, this is a premier family home on offer. Through the wide front entrance, you are welcomed into this light and bright home, with tiled flooring and high ceilings throughout. In the open plan living and dining area, these high ceilings along with the large double windows create a beautiful light filled space for the family to enjoy time together in comfort. Prepare family meals in style with this contemporary kitchen and scullery. The sleek white soft closing cabinetry create clean lines, while offering ample overhead and under bench storage. The Island bench with the breakfast bar provides additional bench space, as well as a casual dining option. You won't be short on room to prep meals with the scullery offering even more bench space, as well as cabinetry for appliance storage. The Electrolux double steam oven means you can have multiple meals on the go when entertaining, and the double sink with the hose style faucet makes cleaning up a breeze. The laundry carries through this same crisp white style, offering additional cabinet storage, and direct access to the kitchen. When you aren't relishing in mealtimes, explore the other living areas this home has to offer. The separate activity room is perfect as a toy room or games room for the kids, while the adults can make the most of the workspace as a home office, or study destination. Save money on memberships with your very own home gym! A compact yet functional space that allows you to work out on demand in the comfort of your own home! After completing your workout, head to the master bedroom, and cool off in your luxurious master ensuite. The ensuite features a double vanity and huge shower recess, as well as double clerestory windows above the vanity providing natural light while maintaining privacy. The master suite is complete with a generous walk-in wardrobe, plush carpet underfoot, and views of the homes well-manicured frontage. The secondary bedrooms all feature built-in wardrobes with mirrored sliding doors. The ducted reverse cycle air-conditioning ensures all bedrooms are temperature controlled for the ultimate comfort. The common bathroom reflects the style of the ensuite, with the addition of a built-in bathtub, perfect for the younger kids, or for the adults to relax in! The separate powder room is great for guests when entertaining, or in the morning when the whole family is getting ready for the day. Beyond the magnificent design and contemporary interiors, this home offers practicality with storage, security, and a low maintenance backyard. The fingerprint lock on the front door adds extra security to the home, while the double garage provides yet another storage solution. The side access to the backyard is great for bikes, or to avoid taking the dog through the house when going for a walk! Enjoy outdoor meals under the covered alfresco, with views of the bordering garden beds, and the evergreen turf. Instead of having to spend time maintaining the backyard, you can venture into your community on the weekends with local parks, golf courses, shopping centres and cafes all within a few kilometres! Additional landscaping to the park opposite your future home will commence in January 2025 with completion in May. The approved design includes a central footpath, native trees and shrubs, and open turf areas. Both primary and high schools are within walking distance, and you are only a short drive from Adventure World, guaranteeing the kids have fun on the holidays! Secure yourself the perfect balance of style, practicality, and lifestyle with this showstopper home. SCHOOL CATCHMENT Forrestdale Primary School (1.5km) Harrisdale Senior High School (1.7km) RATES Council: \$ Water: \$767? FEATURES* Built Year: 2024 * Total Built Area: 242.24sqm* Wide Door Entrance* Fingerprint Door Entry for Enhanced Security* High Ceilings* Tiled Flooring Throughout the Home* LED Downlights* Open Plan Lounge for Comfortable Living* Ducted Reverse Cycle Air-Conditioning* Activity Room for Kids* Secondary Bedrooms all with Built-in Wardrobes* Spacious Master Suite with Walk-in Robe and Dual Vanity Ensuite* Ample Storage for Kids* Well-Appointed Bathroom and Separate Powder Room* Dedicated Study/Workspace* Separate Gym Space* Laundry with Cabinet Storage and Direct Kitchen Access* Stylish Kitchen with Island Bench with Breakfast Bar* Spacious, Soft Closing Cabinetry* Double Steam Oven (Electrolux) * Scullery for Additional Storage and Prep Space* Double Garage* Alfresco Area for Outdoor Entertainment* Side Access to the Backyard* Reticulated Front Garden LIFESTYLE 650m - Clydesdale Park 1.4km - Alfred Skeet Reserve 1.4km - Better Beans Coffee 1.7km - Skeet Memorial Park 2.7km - Triple T Café Forrestdale 3.4km - Armadale Golf Club 3.8km - Carey Baptist College Forrestdale 4.0km - Dale Medical Centre 5.1km - Robot Park 5.2km - Monticello Park 6.0km - Stockland Harrisdale Shopping Centre 6.9km - Piara Village Shopping Centre 9.2km - Armadale Train Station 14.3km - Adventure World