

46 Ardross Way, Noranda, WA, 6062



House For Sale

Tuesday, 26 November 2024

46 Ardross Way, Noranda, WA, 6062

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Nigel Ross

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Timeless Potential!

This charming 4 bedroom 2 bathroom brick-and-tile family home is as solid as they come and is in largely-original condition, but occupies a fantastic looped location that makes it ideal for families, investors and those seeking to let their creative juices flow into their next renovation project.

The sunken formal lounge and formal dining rooms are both carpeted for comfort, boast raked ceilings and are reserved for those special occasions. The casual open-plan family, meals and kitchen area is neatly tiled and plays host to character brickwork, a gas cooktop, separate oven and a modern stainless-steel dishwasher, for good measure.

The spacious master-bedroom suite benefits from ample built-in storage options, its own private and paved "parents' retreat" of a courtyard and an intimate ensuite bathroom with a shower, vanity, heat lamps and more. Off the family, access out to a combined patio and pergola entertaining area is rather seamless, also revealing a generous "blank canvas" of a backyard with lawn, room for a future swimming pool and so much more.

The kids can walk to the lovely Bohemia Park and Morley Senior High School around the corner, with the latter offering specialised aviation, multimedia/broadcasting and soccer programs. St Andrew's Grammar School is only walking distance away too, as are the likes of bus stops, Noranda Shopping Centre, medical facilities and even Camboon Primary School. How convenient.

Contact Nigel Ross today to discuss the many choices on offer to you, here.

Opportunity knocks - and loudly!

Features include, but are not limited to:

- Formal lounge and dining rooms
- Open-plan family/meals/kitchen area
- Carpeted bedrooms
- Built-in wardrobes
- Separate bath and shower in the main family bathroom
- Separate toilet, off the laundry
- External access for drying, off the laundry
- Split-system air-conditioning
- Ceiling fans
- Gas-bayonet heating
- Outdoor pergola/patio entertaining
- Skirting boards
- Security doors and screens
- Garden shed
- Spacious backyard - with lush green lawn
- Established gardens
- Double lock-up garage - with dual roller doors
- Large 695qm (approx.) block
- Camboon Primary School and Morley Senior High School catchment zones