

**5A Mcpherson Ave, Noranda, WA, 6062**



**House For Sale**

Tuesday, 26 November 2024

5A Mcpherson Ave, Noranda, WA, 6062

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nigel Ross

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## A Street-Front Special!

Benefitting from street frontage and immaculate presentation throughout, this exceptional 3 bedroom 2 bathroom single-level home defines quality low-maintenance modern living of the "lock-up-and-leave" variety.

A crisply-tiled open-plan family, dining and kitchen area is the focal point of the floor plan with its sleek bench tops, island breakfast bar, attractive tiled splashbacks and excellent stainless-steel range-hood, gas-cooktop and under-bench-oven appliances. There is also a connecting scullery with a sink, dishwasher recess, built-in under-bench storage and open pantry shelving.

The theatre room is carpeted for comfort and doubles personal living options, whilst the huge master suite is the obvious pick of the bedrooms with its own intimate ensuite bathroom. A generous backyard area is dominated by easy-care artificial turf, whilst no-fuss gardens complement a fabulous deck in the corner - as well as a fantastic outdoor patio area at the rear of the house, ideal for covered alfresco-style entertaining off the family room.

This impressive people-pleaser sits just footsteps away from the new Noranda Train Station that is currently under construction. Noranda Primary School is also only walking distance from your front door, with lush local parks, bus stops, other excellent schools, local shopping villages, the Galleria Shopping Centre, community sporting facilities and major arterial roads for seamless access to the city, Perth Airport and even our picturesque Swan Valley all only minutes away in their own right for living convenience. How good!

Contact Nigel Ross today to find out more about this absolutely gem of a property!

Features include, but are not limited to:

- Open-plan family/dining/kitchen area - with a scullery
- Theatre room
- Carpeted bedrooms
- Built-in wardrobes
- Stylish master ensuite with a shower, toilet and vanity
- Separate bath and shower in the main family bathroom
- Separate laundry, with external access for drying
- Outdoor alfresco-entertaining area
- Spacious backyard - with a deck area for further entertaining
- Newly-laid front-yard lawn
- Ducted air-conditioning
- Double lock-up garage
- Low-maintenance 350sqm (approx.) street-front block
- Built in 2014 (approx.)