

**83 Bramwell Road, Noranda, WA, 6062**



**House For Sale**

Sunday, 3 November 2024

83 Bramwell Road, Noranda, WA, 6062

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## A SPACIOUS FAMILY HOME IMMERSED AMONGST NATURE!

AUCTION ONSITE - SUNDAY 17TH NOVEMBER 2024 AT 3:00PM

A fabulous home to raise your growing family, where functionality, privacy and tranquillity come together, 83 Bramwell Road is the ultimate suburban hideaway. Set amongst verdant lush gardens on a traditional sized 741sqm block (approx.), this cherished family home is ready and waiting for new memories to be made. Deceptively spacious with 5 bedrooms, 2 bathrooms and an array of living zones for both socialisation and relaxation, all the elements are here for something truly special. Hosting family and friends, indulging your culinary passion, enjoying a weekend BBQ or simply after work cocktails from the bar, it's all possible here! The perfect springboard for your personal touch, nestled just footsteps from vibrant Kirkpatrick Reserve, Hawaiian's Noranda Shopping Centre, schools, buses plus much more, harmonious family living awaits! Make it yours today!

### THE FEATURES YOU WILL LOVE:

Luscious mature greenery at the front providing a sense of privacy and tranquillity  
Quaint front verandah, leading into a voluminous entry foyer with soaring raked ceiling  
Huge sunbathed formal lounge and adjoining formal dining area, also with soaring raked ceilings, perfect for dinner parties, special occasions or simply retreating to for a little quiet time  
Separate study off the entry foyer, ideal for those who work from home. Alternatively, being located next to the master bedroom, it could also be configured as a kid's nursery for those with newborns/young children.  
Generous master suite, privately located upfront, with walk-in robe and modernised ensuite, the latter tiled from floor to ceiling and boasting a twin sink vanity, shower and W/C  
Modernised galley style kitchen, the true heart of the home, featuring a 5-burner gas cooktop, wall mounted oven and grill, double stainless-steel sink, built-in pantry, plentiful cupboard and bench space plus a long breakfast bar. Open plan, with views over both the backyard and informal living zones, the connectivity whilst cooking is simply sublime  
Open plan living and meals area with seamless access onto the alfresco and backyard, ensuring year-round entertaining is simply a breeze  
Large sunken games/family room with built-in bar, views over the backyard and ample room to spread out and relax. Cocktail anyone?  
3 additional well-proportioned bedrooms, tucked away in their own wing, each with built-in robes  
Modernised family bathroom with vanity, shower, separate bathtub and separate W/C  
Practical laundry with direct external access  
Ample built-in storage throughout  
Ducted reverse cycle air conditioning, complemented by split systems  
Brand new carpet where featured  
Electric roller shutters throughout for added security  
Outdoor paved entertaining area with wood fired pizza oven, ideal for family get-togethers and summer BBQs  
Flourishing green backyard with lawn for the kids and/or pets to play, offset by the soothing trickle of the water feature plus an array of mature fruit trees and plants (fig, olive, mandarin and olive)  
Powered garden shed for all your tools  
Double drive through carport plus additional hardstand parking out the front  
Move in ready with scope to personalise and add your own touch  
Built in 1984 on approximately 741sqm of land, with approximately 257sqm under the main roof

### THE LIFESTYLE YOU WILL LIVE:

80m to Kirkpatrick Reserve  
86m to #347 Bus Stop  
550m to Camboon Primary School (in catchment)  
750m to Morley Senior High School

900m to Robert Thompson Reserve  
900m to Hawaiian's Noranda Shopping Centre  
1.0km to Noranda Sporting Complex  
1.1km to Morley/Noranda Recreation Club  
1.7km to Wellington Village Shops (home to Noranda IGA, Mazzy's Café and a range of speciality stores)  
2.1km to St Andrews Grammar (K-12)  
3.1km to Noranda Metronet Station  
10.7km to Perth CBD

\*distances above are approximate only

For further details, please TEXT Mark & Debra Passmore on 0411 870 888 / 0411 888 138 or EMAIL  
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\*\*\*Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be  
verified if relied upon before entering into a contract of sale\*\*\*