

9 Logan Way, Noranda, WA, 6062



House For Sale

Monday, 28 October 2024

9 Logan Way, Noranda, WA, 6062

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

PRIME 809SQM DUPLEX BLOCK PLUS MASSIVE DB/T FAMILY HOME

(EOI BY 11/11- UNLESS SOLD PRIOR)

Buy the best of both worlds when securing this massive size family home on wide frontage DUPLEX block. Set close to Noranda's dress circle surrounded by well-kept homes this property is perfect for the growing family or the astute investor looking to land bank. The 809sqm block has an awesome R25 zoned DUPLEX potential for two street frontage homes the choice is yours. This excellent blue-chip investment has a current sitting tenant till 22/2/25 @ \$650pw who is happy to stay on at market rate and sign a new lease if required. My owners instructions are very clear this property must and will be sold so if you are looking for the best of both worlds your search stops here.

THE BLOCK:

- Sought after 809sqm R25 zoned DUPLEX size block.
- Massive 20.12mt street frontage onto Logan Way.
- Demolish home and create two side by side blocks
- Fully serviced with no easements ready to develop.
- Bore/retic lawns & gardens with private side & rear.
- Lots of off-street parking for cars, boats & caravans.

THE HOME:

- Custom designed with double brick/ tile construction.
- Double garage with front courtyard and covered porch.
- Classic entrance area with massive front lounge room.
- Dedicated dining space, large kitchen & breakfast bar.
- Generous tiled family room with feature timber walls.
- Four queen size bedrooms plus two baths separate wc.
- Large laundry with rear porch leading to big back yard
- Perfect to renovate or set and forget to develop later.

THE LOCATION:

- Noranda offers a 21.1% increase over the last 12mths.
- With a medium value of \$904,000 this area is red hot.
- Prime central Noranda location close to main arteries.
- Walk to schooling, park lands and public transport stops.
- 10/15mins Airport, Crown Casino, Perth Stadium & CBD .

THE DEAL:

- EOI's close 10am Monday 11th November 2024.
- This property is being SOLD in "As Is" condition.
- Building & Termite inspections are being allowed.
- Finance / Cash / Subject Sales are all welcomed

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