



Noranda, 11 Deschamp Road

DREAMS BEGIN HERE!



**1ST INSPECTION SAT, 16/11/24

Proudly Presented by Edward Lim

Get ready to fall in love with this spacious and stylish family haven that blends comfort with charm! Meet 11 Deschamp!

Set on a serene, whisper-quiet street in the heart of Noranda, this classic 1983 brick-and-tile beauty rests on a sprawling 700m2 block with R25 zoning. Offering 4 expansive bedrooms with a study, 2 large bathrooms and multiple living areas, there's more than enough room for everyone and every occasion! The open kitchen, stocked with loads of bench and cupboard space, overlooks a cosy dining area.

Step outside, and the magic continues! With spacious front and rear yards plus an



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale

****MULTIPLE OFFERS RECEIVED!**

View

ljhooker.com.au/5FEGFFB

Contact

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**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

undercover entertaining area, it's perfect for barbecues, family parties or simply unwinding in the sun. Need storage? There's a handy garden shed for your tools and a double lockup garage for your cars.

Prime location alert! You're just steps away from lush parks, shopping spots, Morley Senior High and convenient transport options, including the upcoming Noranda Train Station! Everything you need is right at your fingertips!

Here's What Awaits You:

- * Year Built: 1983 | Green Title Block Size: 700m2 with Build Up Area: app. 272m2 (R25 Zoning)
- * 4 bedrooms, 2 bathrooms single storey original home
- * Solid brick and tile construction
- * Heaps of potential to make it your own
- * Exceptional Location with Amazing Lifestyle!
- * Spacious & well-proportioned living spaces for comfortable living
- * Peaceful & quiet vibes!
- * An open plan kitchen that transforms cooking into a chef's delight
- * Generous size rear and front lawn area for various activities
- * Revel in a secure living for unrivaled peace of mind
- * NBN ready (FTTP), perfect for both leisure and business use
- * Bore reticulation system
- * Estimated rental \$730-\$760/week, good right?!

Location wise...

- * Noranda train station: 900m
- * Tonkin Highway: 1km
- * Noranda Primary School: 300m
- * Hampton Primary School: 700m
- * Morley Senior High School: 3km
- * Hampton Senior High School: 2km
- * Noranda Shopping Centre: 1.5km
- * Galleria Shopping Centre: 3km
- * Coventry Village: 3km

Outgoings:

Council Rates: app. \$2,150.96 (FY 24-25)

Water Rates: app. \$1,263.42 (FY 23-24)

Secure your family's forever home or next investment today. This gem won't last long!

* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.



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More About this Property

Property ID	5FEGFFB
Property Type	House
House Size	272 m ²
Land Area	700 m ²
Including	Toilets (2) Outdoor Entertaining Secure Parking Close to Schools Close to Shops Close to Transport

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