



Noranda, 6/23 Fitzpatrick Way

3 x 1 Street Front Townhouse | 2 Toilets | Private Courtyard | Balcony with Views



For Sale
Offers

View
ljhooker.com.au/PJRFF4

Contact
Edi Carver
0438 933 506
edward.carver@ljhooker.com.au

John Samykannu
0411 263 175
mirrabooka@ljhooker.com.au

*** PLEASE NOTE the STREET ADDRESS has ACCESS ONLY from : 6 / 239 Crimea Street NORANDA there is no access from Fitzpatrick Way besides the alley way ***

Brief //

Well located this beautiful 3 x 1 townhouse with separate toilets on each level gives you a choice of three bedrooms upstairs air cons in each and complimented with a separate toilet a deluxe fully tiled bathroom and plenty of living space plus a balcony with a sunrise view of the Darling Range and secure lock up double carport

Immaculate and spacious with a large private alfresco courtyard with room for a pool and nearby boutique Crimea Shopping Village Crimea Park countless amenity straight down the street to the Morley Galleria this Property has something for everyone



LJ Hooker Mirrabooka
(08) 9344 5577

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.

A convenient property in one of the more functional locations Noranda has to offer with very low costs perfect for downsizers young couples minimalists and secure lock and leave investing

Recently NEW | Bathroom | Kitchen | Laundry | Tiled Floors | Carpets | Air cons | Paint

Currently tenanted until Aug 2025 and very happy to stay on

Features //

- Large and secure lock up double carport shoppers entry roller door access storage and large driveway space
- Open plan living with double door access to the front potential alfresco courtyard and social area
- Chef's kitchen with stone surfaces double sinks and ample storage with a bright courtyard view
- Double brick design & secure brick wall social front perimeter with tiled roofing
- Fully tiled main bathroom with floating vanity and Roman Shower
- Spacious upstairs bedrooms have Built-in Robes AC and views
- Quality tiled floor all living areas with carpet in the bedrooms
- Stainless-steel splashback sink gas cooktop and rangehood
- Elegant venetians vertical blinds and curtains throughout
- Split system air conditioning to upstairs and downstairs
- Main bedroom has a secure private balcony
- Double carport provides secure entry
- Security screens and doors
- Separate WC both levels
- Internet points installed
- Vermiculite ceilings
- LED downlighting
- Feature lighting
- High ceilings
- Gas bayonet
- Skirting

Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting literally moments away with Crimea Park's Food Trucks and Recreational Activities plus award winning Crimea Shopping Village straight down the road and the Morley Cafe Strip right around the corner looking so attractive whilst offering without a doubt some of WA's best everyday conveniences for all your shopping needs shopping socialising and fantastic fun everyone is going to love living here

Location //

- 200 m Bus
- 2.5 km Galleria
- 10 km to the CBD
- 1.12 km Crimea Park
- 1.42 km Crimea Village
- 400 m Noranda Primary



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- 15 km to west coast beaches
 - 150 m Corderoy Reserve Park
 - 200 m Fitzpatrick Reserve Park
 - 1.23 km to Noranda Train Station
- (All measurements approximations)

Specs //

Built: 1983

Land Area: 209m2 (approx)

Floor Area: 135m2 (approx)

Local Authority: City of Bayswater

Strata Rates : (approximately) \$437.50 p.q.

Shire Rates : (approximately) \$1,872.57 p.a.

Water Rates : (approximately) \$1,127.67 p.a.

Don't miss this fantastic opportunity for home owners and investors alike priced to please this could be your first step to owning your own home suitable for investors but singles couples and small families amazing and ideal

Office : 9344 5577

Edi : 0438 933 506

Email office : mirrabooka@ljhooker.com.au

Email direct : edward.carver@ljhooker.com.au

Disclaimer:

In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that information is correct

The accuracy of the information provided to you written or verbal cannot be guaranteed If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you

More About this Property

Property ID	PJRFF4
Property Type	House
House Size	135 m2
Land Area	209 m2
Including	Toilets (2)

Edi Carver 0438 933 506

Senior Sales Executive | edward.carver@ljhooker.com.au

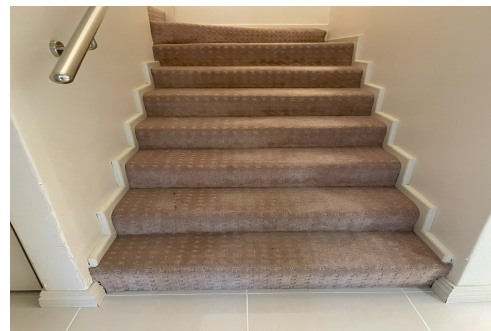
John Samykannu 0411 263 175

Principal-Licensee / Sales Director | mirrabooka@ljhooker.com.au

LJ Hooker Mirrabooka (08) 9344 5577

Unit 5, 9 Cobbler Place, MIRRABOOKA WA 6061

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