



Orelia, 20 Bolton Way

Charming 3-Bedroom Home Directly Opposite Orelia Primary School – A Perfect Family Location!

Sheenu from LJ Hooker Kwinana is excited to present 20 Bolton Way, Orelia —a charming three-bedroom, one-bathroom, one activity room, one powered shed home with a single-car garage, built in 1970 on 728sqm lot. This property offers a blend of character and practicality, making it an excellent choice for families, first-home buyers, or investors.

The home features a beautiful kitchen with ample storage, perfect for those who love to cook and entertain. There is a separate lounge area/theater room, providing a cozy space for relaxing evenings, while the separate dining area is ideal for family meals. The bathroom includes a bathtub, a vanity with plenty of storage, and a separate toilet located in the laundry for added convenience. The bedrooms are fitted with vintage-style carpet, and each has windows and blinds, ensuring comfort and privacy.

The property also boasts a spacious backyard with a low-maintenance garden, It includes



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
Please Call

View
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greenhouses and shade houses for growing orchids and vegetables. A practical space with potential for gardening and projects., offering plenty of potential for outdoor activities or hobbies. Additionally, there is an extra activity room with a door, which can be utilized as a functional space for hobbies, a home office, or a convenient storeroom. This property offers 3-phase power to the house and powered workshop, ideal for various uses.

Multiple rainwater tanks have been installed, providing a sustainable and reliable water source for all your gardening needs. This eco-friendly setup ensures ample water supply to keep your garden thriving while reducing water bills and promoting environmental sustainability.

The property features a powered shed, offering a versatile and functional space for various uses. Equipped with electricity, it's perfect for a workshop, home projects, or extra storage. Whether you need a space for tools, hobbies, or running equipment, this shed provides the convenience and practicality to suit your needs. Its powered setup ensures you can work comfortably, even after dark.

Location is key, and this property delivers. It is situated directly opposite Orelia Primary School, offering the ultimate convenience for families. It is also close to Kwinana Marketplace, Orelia Shopping Centre, and major freeway access, ensuring all essential amenities are within easy reach.

Estimated rental return - \$600 - \$620 per week

Yearly water rates: \$983.99 approx

Yearly shire rates: \$2,100 approx

The expansive backyard provides plenty of room for a separate granny flat, offering great flexibility for the property. Whether you're looking to accommodate extended family, generate rental income, or create a private space for guests, this addition can enhance the property's functionality and value.

This property is being sold 'As Is,' offering a great opportunity for buyers to put their personal stamp on it and make it their own. This property is packed with features, character, and potential and won't stay on the market for long. For more details or to arrange a viewing, contact Sheenu at 0456 208 107 or email sheenu.insan@ljhooker.com.au.

Disclaimer: This advertisement has been created to the best of our knowledge using information provided by the seller. While we strive for accuracy, buyers are encouraged to conduct their own research and inspections to verify the property's details.

Don't miss out on this incredible opportunity to secure a fantastic home in a prime location. Act quickly before it's gone!



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More About this Property

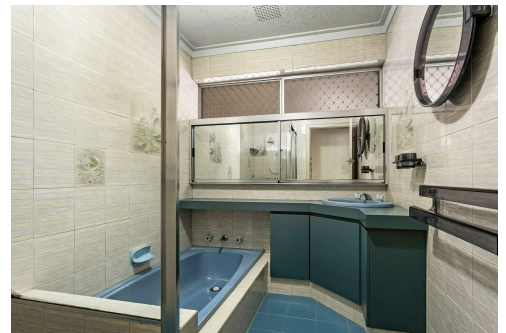
Property ID	1JYTGQ5
Property Type	House
Land Area	728 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Workshop Secure Parking Fully Fenced

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