

47 Sulphur Road, Orelia

Top location, space & convenience on a generous block!

Presented by Shagun Ahuja of LJ Hooker Victoria Park-Belmont.

Perfectly positioned for convenience and designed for comfortable everyday living, 47 Sulphur Road, Orelia offers an exciting opportunity for first-home buyers, growing families, downsizers or investors looking for a home with plenty of space and an enviable location.

Set on a generous block with established gardens, this well-maintained three-bedroom home offers a practical layout, a fantastic living area and a backyard with plenty of room to enjoy.

Step inside and you'll immediately appreciate the great-sized living area, providing plenty of space for the whole family to relax, unwind and entertain. The practical floorplan offers three good-sized bedrooms, a functional kitchen and dining area, and comfortable separation between the living and sleeping zones.

For added comfort, privacy and security, the home is fitted with roller shutters, giving you greater control over natural light and temperature

3 1 1

FOR SALE
From \$649,000

VIEW
Sat 31st Oct @ 10:00AM - 10:30AM

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

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

while adding an extra layer of peace of mind.

Outside, the property continues to impress with a private, tiered backyard surrounded by established greenery. There's plenty of room for children and pets to play, weekend entertaining or simply creating your own outdoor retreat.

Parking is also well catered for with a large tandem-style carport, providing ample room for multiple vehicles, while additional storage adds further practicality.

PROPERTY FEATURES:

- Generous block with established gardens
- Great-sized living area
- 3 good-sized bedrooms
- Functional kitchen and dining area
- Roller shutters
- Private, tiered backyard
- Large tandem carport with room for multiple vehicles
- Additional storage
- Well-maintained and ready to move into
- Ideal for first-home buyers, families or investors

One of the biggest advantages of 47 Sulphur Road is the incredible convenience of its location. Whether it's the morning school run, the weekly grocery shop, your daily commute or a weekend outing with the family and dog, so much is within easy reach.

For everyday shopping, Kwinana Marketplace is approximately a 2-minute drive away, putting supermarkets, retail, cafes, dining and essential services practically at your doorstep.

Need to stock up for the bigger shop? Costco is approximately 6 minutes away by car, making those weekly and weekend shopping trips incredibly convenient.

For commuters, Kwinana Train Station is just approximately 3 minutes away by car, providing easy access to Perth, Mandurah and surrounding areas. The property also offers easy entry to the freeway, making northbound and southbound travel convenient for work, school or weekend adventures.

Families will love the close proximity to local schools, while nearby parks and the local dog park provide fantastic options for getting outdoors, walking the family pet and enjoying the fresh air.

The Kwinana Recquatic is also nearby, offering swimming, fitness and recreation options for the whole family.

This is the kind of location that makes a real difference to everyday life - less time travelling and more time enjoying what matters.

Whether you're looking for your first home, a comfortable family property or a smart addition to your investment portfolio, 47 Sulphur Road offers a compelling combination of space, practicality and location.

With a great-sized living area, three bedrooms, generous outdoor space, ample parking and an exceptionally convenient position close to shopping, schools, transport, recreation and freeway access, this is a home that is ready to be enjoyed.

Come and see for yourself why this could be the opportunity you've been waiting for.

Contact us today to arrange your inspection!

Outgoings:

Council Rates - \$2100 (Approx) pa

Water Rates - \$1,100 (Approx) pa

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT PLEASE USE THIS URL:

<https://go.propps.com/l/M3fVclfCHRng>

- * Disclaimer: While every care has been taken in preparing this advertisement and the approximate outgoing, the information provided has been supplied by the seller and the seller's agent in good faith. However, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers should make their own independent enquiries to satisfy themselves on all relevant matters. Images are for illustrative purposes only

MORE DETAILS

Property ID	5H75FFB
Property Type	House
Land Area	736 m2

Shagun Ahuja 0439 399 955

Sales Consultant | shagun@ljhvicpark.com.au

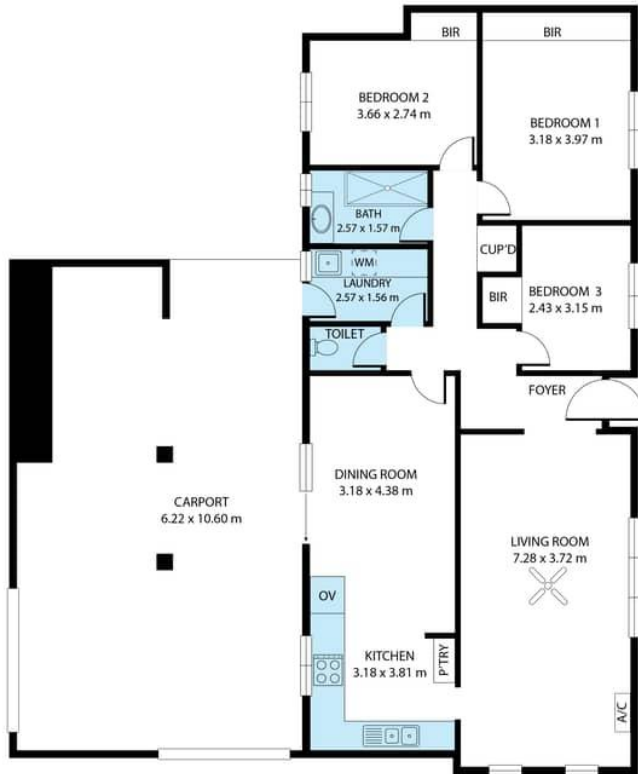
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47 Sulphur Road, Orelia, WA, 6167

TOTAL APPROX. FLOOR AREA 112 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.