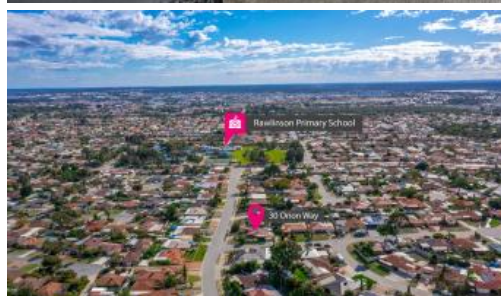


Sold



30 Orion Way, Marangaroo



## Under Offer

HUGE GARAGE/WORKSHOP PLUS SECURE STORAGE FOR A BOAT OR CARAVAN!!

Perfectly located in a quiet street and close to fantastic local schools and parks, this charming 3 bedroom, 1 bathroom home includes a king size master bedroom, 2 separate living areas and a fully renovated bathroom and laundry.

But that's not all – it also features a custom-built garage and workshop with an entry point large enough for even the highest of vehicles, and for those who love the great outdoors, there's a secure place for you to store your boat or caravan, ensuring your prized possessions are kept safe and sound.

### Features you'll love:

- Inviting entry foyer leads directly to front living area.
- King size master bedroom with semi-ensuite, direct access to the garden and a large walk in robe.
- Double size minor bedrooms with robe recesses.
- Fully renovated bathroom and laundry
- Practical kitchen that overlooks the main living area comes with plenty of storage and bench space, gas cook top, wall mounted oven, microwave recess, dishwasher recess and breakfast bar.
- 2 separate living areas.
- Relaxing backyard patio.

3 bedrooms 1 bathroom 4 parking spaces 694 m2

**Price** SOLD for \$550,000

**Property Type** Residential

**Property ID** 29091

**Land Area** 694 m2

**Floor Area** 121 m2

### Agent Details

Ryan Joseph - 0400 006 693

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
**REAL ESTATE**

- Established gardens surround the home.
- Double car garage and workshop.
- Single car carport.
- Paved area out the front for extra parking.
- Secure space to store a boat, caravan or trailer.

Extras:

- Manual reticulation.
- Refrigerated reverse cycle ducted air-conditioning.
- 5kw inverter with 21 solar panels, smart phone connectivity and only 1 year old
- Electric roller shutters on the front living room window and over the front door.
- Built in 1992.
- Block size: 694sqm.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*