

Sold



10 Orara Way, Merriwa



Under offer in 2 days

Welcome to 10 Orara Way, Merriwa, a contemporary three-bedroom, one-bathroom home positioned on a generous corner block just footsteps from Orara Park, local schools, and shopping with easy access to transport links. Fresh and bright and move in-ready, there is nothing to do but simply move in and enjoy!

Step inside to a light and bright home with a welcoming tiled entrance and a cohesive, functional layout that maximises space, providing a comfortable living environment for all. At the heart of the home, an open-plan living, kitchen and dining area offers a central hub for the whole family to come together. A spacious zone with stylish timber-framed doors and floor-to-ceiling windows, this is an ultra-grounded family retreat, bathed in natural light with easy access to the outside deck and garden outside.

Modern chefs will love the contemporary kitchen too with its stone benchtops, ample cupboards, stainless steel appliances, and stylish pendant lights while a European-style laundry is cleverly concealed behind floor-to-ceiling cupboards. From the dining room, extend your living spaces and open your door for a lovely seamless flow to the outside, undercover deck – a fantastic space that can be utilised all year round. An expansive area for easy outdoor meals with the family, BBQ's, entertaining or simply relaxing on the weekend, this is an ideal alfresco space that can easily accommodate outdoor dining table and chairs, daybed or loungers, and potted plants to create your own outdoor tranquil sanctuary away from the hustle and bustle.

3 bedrooms 1 bathroom 2 car spaces 450 m<sup>2</sup>

**Price** SOLD for \$600,000  
**Property Type** Residential  
**Property ID** 31211  
**Land Area** 450 m<sup>2</sup>

#### Agent Details

Harshdeep Singh - 0414 944 134  
Graeme Correy - 0419 902 309

#### Office Details

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

**XCEED**   
**REAL ESTATE**

There is plenty of lawn at the home's exterior for the little ones and family pets to enjoy too with room enough for a trampoline and swing set with raised limestone garden beds at the side of the home providing keen green thumbs extra space for a veggie patch or tropical garden.

All three bedrooms are a good size, offering comfort and convenience of sliding built-in robes with a modern family bathroom with bath and separate toilet featuring off the hallway.

Close to both Merriwa Plaza and Quinns Village Shopping Centre, Merriwa Primary School, Mindarie College and Butler Train Station plus only a five-minute drive to Quinns Beach and Marina Mindarie dining options and brewery. A fresh-faced, contemporary home on a great-sized, corner block right in the heart of urban convenience - your Merriwa family home awaits!

For expressions of interest, please contact Harsh Singh on Harshdeep@xceedre.com.au or call 0414 944 134

#### Property Features

Corner block – 450 sqm land  
Huge front garden with lawn  
Three good-sized bedrooms with sliding built-in robes, carpet  
Contemporary bathroom with glass shower screen and bath  
Tiled open-plan living, kitchen, dining areas  
Well-appointed kitchen with stone benchtops, ample cupboards, gas stovetop, rangehood, pendant lights  
Spacious undercover decked alfresco area  
Paved courtyard  
Ducted evaporative air conditioning  
Timber doors and door frames  
Separate toilet  
Downlights and Venetian blinds  
European laundry concealed behind floor-to-ceiling cupboards  
Exterior lawn, citrus tree and raised garden beds  
Garden shed  
Colorbond fencing  
Double garage

#### Location (approx. distances)

Orara Park 50m  
Merriwa Primary School 1.3km  
Farmer Jack's Butler 1.6km  
Merriwa Plaza 1.8km  
Quinns Village Shopping Centre 1.8km  
Mindarie Senior College 2.4km  
Quinns Beach 3.2km  
Clarkson Community High School 3.7km  
Butler Train Station 3.8km  
Woolworths Butler 4.3km  
The Marina Mindarie 5.0km

*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.*