

20 Coultan Road, Noranda







Generous duplex in central Noranda

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With excellent transport links, you'll love the convenient location of this three-bedroom, one-bathroom duplex. Situated on a 676sqm block, the potential is almost as abundant as the size of this property.

The current tenants have enjoyed this central location for a decade, and this will easily rent out again as is. Alternatively, you can live in it yourself and take full advantage of the block size of this solid brick and tile home.

Families, couples and downsizers will appreciate the space this home presents, featuring two living areas, including a formal lounge and dining room, and a casual open-plan living and dining area leading to the garden. Outside, a paved and undercover patio offers loads of space to relax and entertain while overlooking the generous back yard, which is currently a blank canvas ready for your imagination.

Situated opposite the Morley/Noranda Recreation Club, you have a range of sporting clubs and facilities on your doorstep. You're around the corner from Camboon Primary School, and close to Morley Senior High School, St Andrew's Grammar and Edith Cowan University. Stroll to Noranda Shopping Centre or take a short drive to Galleria Shopping Centre, Coventry Village and Morley's bustling commercial hub.

The peaceful suburb of Noranda presents incredible transport links with easy access to Tonkin Highway, Reid Highway and Morley Drive, and you're close

Price	SOLD for $705,000
Property Type	Residential
Property ID	31585

Agent Details

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Office Details

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to the Noranda Train Station, delivering you to Perth's CBD in about 15 minutes. Plus, the Swan Valley is teeming with wineries, breweries, distilleries, restaurants, and tourist attractions, including Whiteman Park, and is moments away.

Please don't hesitate to contact Rick Milankov at rick@xceedre.com.au or 0402 676 050 to arrange a viewing today.

Property features:

• Three-bedroom, one-bathroom duplex
• Formal lounge and dining room
• Galley kitchen with a wall oven, electric cooktop and dual sinks
• Open plan living/dining with garden access
• Paved and undercover patio
• Separate laundry with external access
• Ceiling fans
• Security screens
• Single car lock-up garage
• 1979 brick and tile construction
• 676sqm block

Location highlights:

• Opposite the Morley/Noranda Recreation Club
• 450m to Camboon Primary School
• 750m to Noranda Shopping Centre
• 1.3km to Morley Senior High School
• 2.7km to St Andrew's Grammar
• 3km to Coventry Village
• 3.1km to Galleria Shopping Centre
• 4.9km to the Noranda Train Station
• 6.8km to Edith Cowan University
• 7.9km to the Swan Valley
• 11.2km to Perth's CBD

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