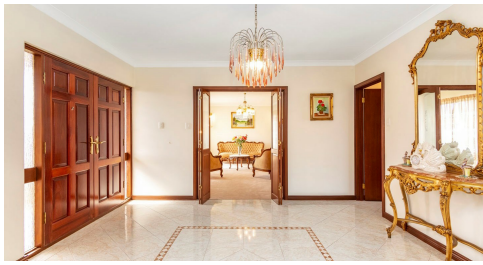
# 55 NEWELL WAY, NORANDA, WA, 6062









# SOLD

## UNDER OFFER

The architecture of this grand three level family home is reminiscent of a European castle positioned high above the street with captivating panoramic views. You will enjoy sunrise and moonrise over The Darling Scrap from the homes front balconies and sunset and glittering city views to the south/west. This enormous home caters for a large family or multi-generational living with the flexibility to separate yourself should you need to work from home. Come and see why this much-loved family home could be yours.

Property Features:
• Grand vestibule to welcome your guests through double front doors
• Central void area over the family room with wide tiled stairs between levels
• Laundry, sewing room and one bathroom conveniently located on undercroft floor level
• Home office with external entry from front portico
• Guest bedroom and bathroom located on first floor level
• Well-appointed kitchen with granite bench-tops, AEG dishwasher, Bosch ceramic cooktop and St George built-under oven
• Multiple spacious formal and informal living areas
• Games room and retro bar with bar seating, under-bench fridge, and sink
• Covered alfresco (51m2) with preparation island and sink
• Built-in gas BBQ overlooking grassed area and vegetable patch
• All 5 bedrooms have direct access to balconies with views
• Braemar evaporative ducted air conditioning and split system AC in games room
• Side driveway with access to rear alfresco/extra parking for trailer/leisure craft
• Remotely controlled garage with space for 3 cars/gym/workshop/store
• Established lush gardens reticulated by private bore
• Decorate metal fencing and gates at the front of the home
• Internal space approx. 500m2
• Block size: 794m2
• Council Rates: approx. $2,430 pa
• Water Rates: approx. $982 pa

Location Features:
• Easy access to Tonkin and Reid Highways
• Plenty of options for childcare, government and private Primary and Secondary High Schools

## 5 BED | 4 BATH | 3 CAR

PRICE:
$865,000

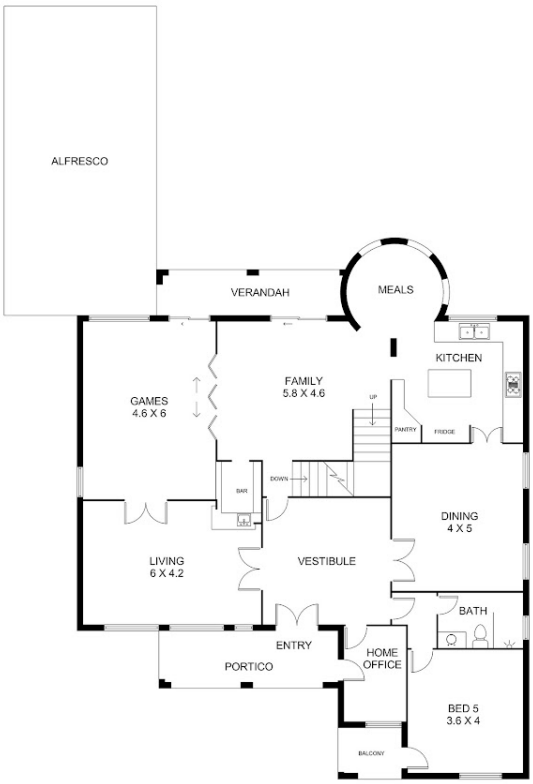
OPEN FOR INSPECTION:
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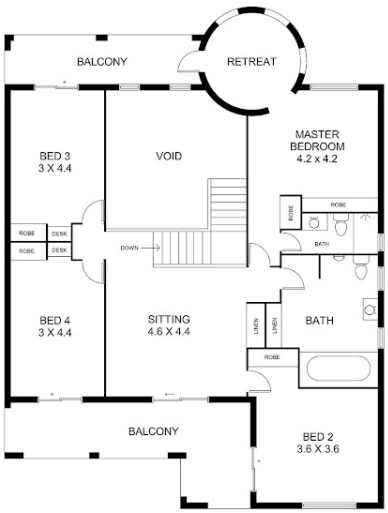
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UNDERCROFT FLOOR LEVEL




GROUND FLOOR




FIRST FLOOR

The use of this floorplan is for information and guidance purpose only.
The measurements shown are approximate.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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