



## 26 Casserley Way, ORELIA, WA 6167

UNDER OFFER BY ADAM DINELEY

LOCATION MEETS POTENTIAL IN THIS SPACIOUS 728 SQM\* BLOCK

Placed upon a super spacious 728sqm\* block, this conveniently located property offers 3 bedrooms, 1 bathroom and a wealth of opportunity throughout. Nestled back from the street within a private setting, you have both hardstand parking and a secure garage, while the extensive backyard provides a large, sheltered patio for alfresco living, and endless potential to create the garden of your dreams. Inside the home, your kitchen and dining area offers an open plan space for relaxation, with a separate lounge to the front of the residence, with all three bedrooms a good size and placed around the central bathroom. While features such as high ceilings, exterior window shutters and drive through access ensure plenty of appeal for those seeking a well-placed property to truly make their own.

Located centrally for laid back living, the popular and fully stocked Kwinana Marketplace is easily within reach, and overflows with retail and dining facilities, while recreational options such as the Requatic Centre, Arts Centre and tennis club ensure plenty of enjoyment for all ages. A variety of parkland offers ample greenspace to explore, including the nearby Orelia Park, and both the local dog park and Adventure playground within reach, while a range of schooling and educational options are all close at hand, with straightforward access to road and public transport connections.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Under Contract

**INTERNET ID:** 300P182875

**SALE DETAILS**

**Offers From \$529,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**

8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**Adam Dineley**  
0450217206

Features of the home include:

- Three well-spaced bedrooms, all with carpet to the floor and built-in robes
- Central bathroom with a shower enclosure, bath and vanity
- Separate and sizeable laundry
- Open kitchen, with plentiful under bench cabinetry, a freestanding oven and a wraparound benchtop with the option for casual meals
- Dining area adjacent to the kitchen, with tiled flooring and a seamless flow to the lounge
- Separate family living room, with a warming fire, carpet to the floor and sliding dual door entry from both the hallway and dining room
- High ceilings throughout with cornicing
- Ducted air conditioning throughout
- Exterior roller shutters to the windows
- Sheltered alfresco to the rear of the home, with paved flooring and plenty of space to gather friends
- Considerably sized backyard, with a combination of paving, lawn and plant life throughout
- Garden shed for additional storage
- Private front garden, with brick fencing from the street and extensive established greenery
- Hardstand to the front of the home for additional parking potential
- Garaged parking with roller door entry to the front and back for drive through access to the backyard

Built in 1980, this superb opportunity offers all the potential to become the complete package, with its fantastic positioning, drive through access and that oversized block to enjoy, with a wide appeal to renovators, investors and anyone seeking a central location to call home. The floorplan ensures an easy flow throughout, with the original features still in place for added charm, along with a focus on outdoor living and the lifestyle it creates, especially given the space on offer.

Contact Adam Dineley today on 0450 217 206 to arrange your viewing.

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 728.00 square metres
- Building Area: 84.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport













FLOOR PLAN

26 Casserley Way, Orelia