



## 28 Flemington Street, ORANA, WA 6330

### Crackerjack Entry Level Property

This super property presents way more than normal for an entry level offering a solid brick and tile home, massive covered outdoor entertaining, fabulous external games room with bathroom, and brilliant large block, all in a quiet no-through-road location close to schools and shops.

The home itself is as solid as they come, offering plenty of space centred around an extra-large kitchen with heaps of room and a great fresh feel, with double doors leading to the huge covered outdoor area providing brilliant entertaining options. A separate dining area, big lounge, and decent bedrooms create great spaces to share but also allow room for everyone to have their own space, if they need it.

Although the interior of the home has been lifted with fresh paint and modern floor coverings, it is really the outside space where this property comes into its own the huge patio is fabulous for drinks or barbeques, or as undercover space for the kids to play in the winter, and leads to the standalone games room perfect to be set up for the kids, or as an adult retreat. Lovely lawns create a relaxing green backdrop and provide abundant space for kids and pets to play, and there is also a paved and gated area for parking, ideal for a trailer or small van.

**TYPE:** For Sale

**INTERNET ID:** 300P186552

**SALE DETAILS**

**Offers above \$630,000**

**CONTACT DETAILS**

**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
08 9842 7900

**Blair Scott**  
0459 024 026

This property will surprise and delight a wide range of buyers. A brilliant home for families, professionals, and retirees, a superb lifestyle on offer for first home buyers, and even a bit of subdivision potential to get the investors interested!

Explore this home in detail [click the link for the 3D tour.](#)

- Super-solid brick and tile home, built 1977 with modern touches
- Generous shed or exterior games room at rear with second bathroom
- Massive undercover paved patio joining house and games, brilliant for family get togethers and kids play
- Good amount of living space with large kitchen, separate dining and lounge
- Nice street appeal, undercover porch, tidy entrance hall with storage
- Kitchen is a great size with dishwasher, big island, heaps of bench and storage space, French doors to patio
- Good size separate lounge with feature brick wall and RCAC
- Queen and double size bedrooms, master with WIR and RCAC
- Bathroom with shower and bath, separate WC off laundry
- External games room approximately 6m by 4m with bathroom including shower, vanity, WC
- Fabulous back yard, heaps of room for kids and pets and fruit and veg if you wish
- Carport and secure paved parking to side of home
- R25 zoning provides subdivision potential
- Excellent location close to NASH's, TAFE, and Orana shopping centre

This one really is a ripper with bags of value on offer and room to add your own touches and create more value if you wish. For your private inspection or more information please contact Blair Scott on 0459 024 026.

Other features: Close to Schools, Close to Shops

- Land Area 809.00 square metres
- Building Area: 121.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single carport









**Elders** Real Estate

**FLOOR PLAN**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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