



22 Flemington Street, ORANA, WA 6330

Live Larger in Orana

This well presented home offers the space, flexibility and convenience that so many buyers are chasing. Set on a generous 809sqm block with side access and a substantial powered shed, it is a property that will appeal to families, first home buyers, downsizers and investors alike.

Built in 1997 and recently updated, the home has been well cared for and is beautifully presented throughout. From the street, it makes a smart first impression with its white cladding, iron roof, long front verandah and established lawns and gardens.

Inside, the home feels bright, fresh and functional, with a practical floorplan designed for easy living. A centrally positioned wood fire helps warm the home in winter, while insulation assists with comfort through the warmer months.

At the front of the home is a comfortable lounge, flowing through to the dining area and well appointed kitchen with gas cooking, breakfast bar and a generous walk in pantry. Sliding doors from the dining area open onto a sheltered gable roof patio, creating an inviting space for entertaining or relaxing outdoors.

TYPE: For Sale

INTERNET ID: 300P193887

SALE DETAILS

Offers Above \$745,000

CONTACT DETAILS

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The king sized master bedroom includes an ensuite with shower, vanity and toilet. The remaining three double bedrooms sit in a separate wing with the main bathroom, separate toilet and a useful activity area or study.

Quality carpet features in the lounge, bedrooms and activity area, while hardwearing vinyl plank flooring runs through the hall, dining and kitchen. New lighting has been installed in the living areas and master bedroom, and the lounge also features a new ceiling fan. Roller blinds complete the finish throughout.

Outside, the lifestyle appeal continues. The enclosed backyard is mostly laid to lawn and includes a chook run, woodshed, toolshed and plenty of room for children and pets to enjoy. Side access leads through to the impressive 60sqm powered shed workshop, complete with two roller doors and a high clearance sliding door, a standout feature for buyers needing extra storage or workspace.

Positioned close to primary and high schools, TAFE, a major supermarket, fuel and liquor outlets, and only six minutes from town, this is a versatile property in a convenient location with broad appeal.

Main points:

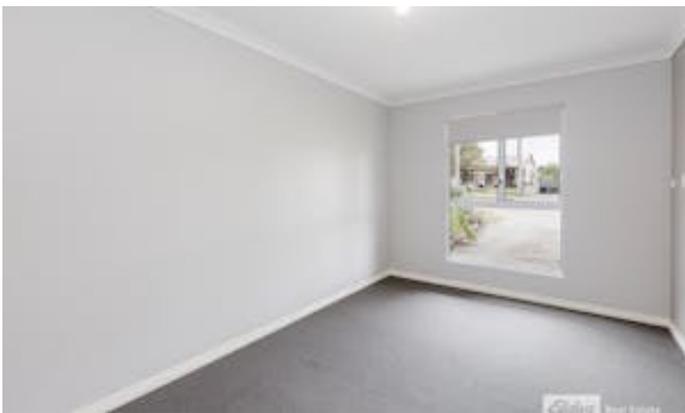
- R25 Zoning with subdivision potential
- Versatile, well-maintained family home
- Built 1997, recent upgrades
- Open lounge and dining area with wood fire
- White kitchen with walk-in pantry
- Gable-roofed, sheltered patio
- King-sized main bedroom with ensuite shower room
- Three double bedrooms, activity area
- Second bathroom, separate toilet, laundry
- 809sqm block, enclosed yard
- Side access to 60sqm powered shed-workshop
- Chook run, toolshed, woodshed
- Near schools, shops, six minutes from town
- Approximate rent return of \$650 p/w

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 809.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage











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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