

Sold



5 Noonan Court, Willetton



UNDER OFFER!

### AMAZING VIEWS & POTENTIALLY SUBDIVIDABLE!

Perched atop a hill in a cul de sac is this massive double storey family home on a huge block. This property would be perfect for a large growing family looking for an extra large home within the Willetton Senior High School catchment area.

Stepping through the main door, you are welcomed into a spacious foyer with high ceiling. In the formal lounge and dining area, beautiful timber floorboards adorn the floor. Throughout the house, you will find abundant natural light streaming in which coupled with the high raked ceiling, creates an airy and spacious feel. Your children will appreciate the additional space in the games room for them to play. The retreat area upstairs could also be used as a study area.

Over two floors, there are three living areas, a games room with a bar counter, three bathrooms and five large bedrooms. The large kitchen features stainless steel appliances including gas cook top, Miele dishwasher and a large walk in pantry.

On the balcony, you will love the panoramic elevated views of surrounding area and views of the hills afar. The easy care backyard has a below ground pool and gazebo for your outdoor living and entertaining needs.

The block has an area of 1146 sqm approximately. It is zoned R20 and is

5 3 2 1,146 m2

**Price** SOLD for \$1,130,000

**Property Type** Residential

**Property ID** 1521

**Land Area** 1,146 m2

### Agent Details

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potentially subdividable. Other features include solar panels installed to save on power bills, ducted reverse cycle air con system and a double garage with a storeroom.

Properties like this are a rare find in the area so don't miss out! Keen vendor invites all reasonable offers.

Ground floor features:

- Double door main entry
- Spacious formal lounge & dining with timber flooring
- Family room with raked ceilings, gas bayonet, wood fire heating & split a/c
- Large games or theatre room that opens to outdoor area; comes with bar counter, timber flooring & gas bayonet
- Extra large kitchen with gas stovetop, Miele dishwasher, range hood & walk-in pantry
- Meals area
- 1 double-bed sized bedroom with built-in wardrobe
- Common bathroom with shower & toilet

First floor features:

- 3rd living retreat area or study area
- Balcony with great views of the hills
- Main bedroom with double-glazed windows & walk-in wardrobe with integrated shelving; spacious en-suite with double vanity
- 3 other double-bed sized bedrooms all with built-in robes & access to balcony
- Large common bathroom with spa bath, shower & double vanity
- Ducted refrigerated reverse-cycle aircon system

Other features:

- Located close to Rostrata Primary, Riverton Forum, Leisureplex, local eateries, parks & bus stops
- Feature spiral staircase
- High ceilings
- Light-filled living areas & bedrooms
- Multiple internal storage cabinets
- Gas hot water storage tank
- Security screens to external doors
- Pool
- Gazebo
- Side verandah
- Solar panels installed to save on power bills
- Rain tank
- Double garage
- Large storeroom in garage
- 1146 sqm potentially subdividable elevated block

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