

**1/22-24 Hookwood Road, Morley, WA 6062**

**slp.**

**Sold House**

Wednesday, 20 September 2023

1/22-24 Hookwood Road, Morley, WA 6062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 98 m2**

**Type: House**

**\$364,000**

Grand Opening Sunday 24th September 12 to 1pm Nest or Invest Lovely home suitable for down-sizers, first time buyers or investors, located opposite Abinger Reserve in a quiet street. This villa is the first home on entering the complex which allows the best views of the park. An impressive bay window in the master bedroom overlooks the front garden and it is in a fantastic location to capture the serenity of this beautiful park. The spacious master bedroom is carpeted and has a built-in-robe. Bedroom 2 is carpeted and has a built-in-robe. Open plan kitchen/ lounge/dining. Kitchen has ample bench and storage space, electric oven and hob, ceiling cornices and tiled splashbacks. The lounge features a brick built in bar, an archway wall leads from the lounge into the dining area. Separate laundry with external access. Vertical blinds throughout. Neat and private courtyard. Security door. Single carport. Established gardens. Strata Levy - \$400 per quarter. Shire Rates \$1,694 per year. Visitor-parking bays are situated next to the villa. Lots of free parking in Hookwood Road. Investors could achieve approx. \$400 per week rental return ( \$20,800 per annum). 2 Excellent Tenants in residence who would be willing to stay who are currently on a periodic lease. If the villa is sold to someone wishing to reside there, the tenants will vacate within 30 days of a contract being accepted. NO ANIMALS PERMITTED. The location is perfectly situated close to Care for kids early learning Centre, numerous Primary and Senior High Schools, sporting facilities, transport, medical centre plus the Noranda and Galleria Shopping Centres. Call Helen Bidmead for any further information on 0448801434. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.