

# 10 Boronia Court, Morley, WA 6062



## House For Sale

Thursday, 4 April 2024

10 Boronia Court, Morley, WA 6062

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 826 m<sup>2</sup>

Type: House



Nigel Ross  
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## Offers in the \$900,000's

Nestled in cul-de-sac tranquillity that only adds to its stunning appeal, this magnificent 5 bedroom 3 bathroom family home on a massive block is the modern definition of space, comfort and quality, offering so much more than first meets the eye. A large front verandah with composite decking merely sets the scene for the excellence that lies within. Inside and to the left sits a carpeted formal lounge room, with the adjacent elevated (and carpeted) formal dining room also reserved for those special occasions. A versatile - and carpeted - games/television room sits in the centre of the floor plan, neighbouring an airy open-plan family and kitchen area that leaves plenty of space for casual meals and is exceptionally fitted out with a gas cooktop, a separate Westinghouse oven, a stainless-steel dishwasher and heaps of bench and storage space. There is also a study around the corner, for good measure. The sumptuous master-bedroom suite has a walk-in wardrobe, stylish pendant light fittings and a sublime fully-tiled and renovated ensuite bathroom - complete with twin "his and hers" vanities, heated towel rails (with a control panel), LED electric mirrors, a rain shower and a huge frameless shower screen with EnduroShield surface protection - and a 10-year warranty until September 2031. The fully-tiled main family bathroom services the three spare bedrooms well and features a shower and separate free-standing bathtub with a free-standing bath mixer. The second, third and fourth bedrooms all have built-in robes of their own. The minor sleeping quarters are accentuated by a fantastic kids' - or activity - room that, with easy-care timber-look floors, is the perfect hangout for the young ones, right next to their bedroom bases. A shimmering 30,000L salt-water swimming pool, nestled below ground and equipped with a sand filter, graces the side of the property without encroaching on the backyard space. It is complemented by the delightful expanse of the rear patio, which is both epic in size and perfect for year-round outdoor entertaining. Additionally, a covered area within the pool setting adds to the appeal. The wildcard in the floor plan is a self-contained 1x1 "granny flat" that is essentially the fifth bedroom - or even a home office - with its own side access, kitchenette with benchtop oven, mirrored built-in robes, ensuite/third bathroom, outdoor laundry, connection to the spacious patio and an electric storage hot-water system. The fridge is hidden in the mirrored robes with enough space for a microwave oven. Ideal as either a rental or a teenager's retreat for those with multi-generational family living on their mind. The driveway itself is enormous and has enough parking for more than 10 cars. Hop, skip or jump around the corner to Beechboro Central Shopping Centre and the sprawling Arbor Park, with bus stops, Kiara College, other excellent educational facilities and local shopping villages, the Galleria Shopping Centre, Altone Park Golf Course, the Swan Active Beechboro leisure centre, future train stations and major arterial roads - for easy access to the city, the coast, Perth Airport and even our picturesque Swan Valley - all nestled only minutes away in their own right. Now this is what you call the complete family package! Contact Nigel Ross today to register your interest in this amazing residence. You will be glad when you do! Features include, but are not limited to:

- Self-contained 1x1 "granny flat" - inclusive of the 5th bedroom, a 3rd bathroom and its own kitchenette with benchtop oven and fridge inside mirrored robes
- Multiple living zones
- Study
- Carpeted bedrooms
- Spacious master suite
- 2nd/3rd/4th bedrooms with ceiling fans and BIR's
- Fully-renovated and fully-tiled bathrooms
- Separate laundry with linen storage
- Separate 2nd toilet
- Hallway linen cupboards
- 17 solar-power panels with a Fronius inverter (6.63kW system)
- Solar smart meter to monitor power consumption
- Ducted-evaporative air-conditioning
- Split-system air-conditioners in the master suite, kids room, theatre, kitchen and granny flat
- Ceiling fans throughout - in every bedroom, the granny flat, theatre room, formal lounge and two under the outdoor alfresco
- Gas bayonets for heating
- Seven (7) Hikvision CCTV security cameras with monitor in kitchen. 24/7 colour imaging to front camera. Active deterrence features to front door
- Hikvision intercom system to front door - calls mobile phone
- Bosch security-alarm system (phone-app compatible)
- LED lighting throughout
- Skirting boards
- Brand-new printed screens in pool area and alfresco
- Upgraded switch gear
- Security doors, security screens and window locks
- Instantaneous gas hot-water system to the main house
- Bore reticulation (new bore pump, automatic, front and rear)
- Tranquil backyard-lawn area
- Two (2) extra storage/garden sheds at the back of the property
- Single lock-up garage with a lockable storeroom, stair access up to a storage loft and extra storage space to the side
- Huge 826sqm (approx.) block with exciting zoning/development potential
- Built in 1989 (approx.)