

**10 Paperbark Way, Morley, WA 6062**



**Sold House**

Monday, 14 August 2023

10 Paperbark Way, Morley, WA 6062

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 719 m2**

**Type: House**



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## Contact agent

A lovely looped street is the fitting backdrop for this solid 4 bedroom 2 bathroom brick-and-tile family home that is as charming as they come and benefits from a practical floor plan, sure to keep everyone happy. At the front of the house, a sunken lounge room warmly invites you inside and is pleasantly overlooked by the formal-dining room that is also reserved for those special occasions. Moving through the layout, a neatly-tiled and central open-plan family, casual-meals and kitchen area sits above the sunken games room that is also tiled and seamlessly extends out to the side alfresco. While the games room is graced by character brickwork, the kitchen is functional and comes well-equipped appliances. As far as bedrooms go, the spacious master suite plays host to a walk-in wardrobe and an intimate ensuite bathroom with a shower, vanity and more. All three spare bedrooms have built-in robes and, in their own tranquil wing, are serviced by a main family bathroom (with a separate bath and shower) and a tiled laundry with access to the separate second toilet - as well as to the back patio. Down the side and at the rear, both fantastic outdoor patio-entertaining areas are protected from the elements by café blinds - the former preceding a private backyard-lawn setting and the latter overlooking a shimmering below-ground swimming pool that is ready to go for the long, hot summer ahead. Only footsteps separate your front door from the local café and shopping/medical precinct, as well as the delightful Mahogany Park, the Bluegum Community Centre, John Septimus Roe Anglican Community School and West Beechboro Primary School. More neighbourhood shopping villages can also be found nearby, as can our picturesque Swan Valley, the spectacular Whiteman Park, the Galleria Shopping Centre and old Guildford town. The new bus depot and future Morley Train Station on Benara Road are simply added bonuses as part of the Bayswater-Ellenbrook link, whilst the likes of Kiara College, the Swan Active Beechboro leisure centre and even the Altone Park Golf Course are all no less than a stone's throw away. What a spot! Contact Nigel Ross today to find out more about this outstanding residence that would more than welcome the addition of your own personal modern touches throughout. Dare to dream about what the future holds for you and your loved ones, here!

Features include, but are not limited to:

- 4 bedrooms
- 2 bathrooms
- Carpeted bedrooms and formal lounge/dining areas
- Tiled family/meals/kitchen area and sunken games room
- Ample power points in the games room
- Outdoor patio entertaining, with café blinds
- Swimming pool
- Spacious master suite with a WIR
- 2nd/3rd/4th bedrooms with BIR's
- Separate bath and shower in the main bathroom
- Separate laundry and 2nd toilet
- Skirting boards
- Security doors and screens
- Established lawns and gardens
- Rear garden shed
- Double lock-up garage, with roller-door drive-through access to the back patio for extra secure under-cover parking
- Large 719sqm (approx.) block