

10 Stanbury Crescent, Morley, WA 6062



House For Sale

Saturday, 4 May 2024

10 Stanbury Crescent, Morley, WA 6062

Bedrooms: 4

Bathrooms: 1

Parkings: 8

Area: 890 m2

Type: House



Tris Ang

0404820888

Offers Around \$1.1mil R60!

With extra WIDE frontage for the block, positioned superbly in one of Morley's most sought-after areas, this first-class property provides an incredible opportunity for developers or investors alike, with an impressive 890 sqm block with R60 zoning. For astute investors, this property provides the option for double-occupancy, with 2 separate accommodations earning 2 separate rental incomes (from 2 separate tenancies), super-charging your rental yield. For clever home buyers - enjoy living in a well maintained property, in great location close to every amenity and landbanking at the same time! For the lucky developers - this rare, brilliant opportunity provides a good rental return while you organise your subdivision and redevelopment plans!

LOCATION: Located in a highly sought-after suburb of Morley and in a great, convenient location in Morley, this lovingly-cared for family home is now new to the market for the very 1st time in many years. The opportunities presented here are endless and creates great options for the astute new home owner and investors alike. Bordering Noranda, you will have plenty of lifestyle options nearby, with Morley Galleria, Coventry Village markets, local parks, & good schools are all only moments away.

THE PROPERTY: This spacious property hosts a tidy 3-bedroom, 1-bathroom house with a separate 2-bedroom and 1-bathroom at the rear, so you can rent it out in the meantime while you narrow down all of your many options. These options are plentiful including renovations, building a granny flat, land banking, retain and build, and future development of villas, townhouses, apartments etc. This home is well-positioned on the block to provide a highly usable front yard, as well as a spacious backyard. Park ample vehicles, trailers, boats, caravans etc on site with ease.

House Features Include:

- A HUGE, EXTRA WIDE frontage!
- Brick built well-kept & well-maintained property
- 3 well sized bedrooms w/ additional 2 bedrooms at the rear!
- Large lounge & family room
- Ample parking with a large garage and plenty of driveway space!
- Sizeable shed for all your tools and workshop requirements

Located in the sort after suburb of Morley - Opportunity to develop or renovate - Currently in great, nice livable and rentable condition

- Huge land for extra parking of numerous vehicles, boats, trucks etc

Land Features Include:

- 890 sqm of PRIME unparalleled land
- 22.1m of frontage (Extra Wide!)
- 40.2m of depth
- Amazing R60 zoning potential
- FLAT & Rectangular land saving you retaining wall costs and capitalise on efficient use of land for building without un-used areas

Excellent location Features Include:

- Walkable distance to Galleria Shopping Centre & Coventry Village
- Walkable distance to Collier Rd commercial shops
- Close to Public Transport & Various Amenities

So close to everything ! (approx. distances): 500m Walter Road bus stops 700m Westfield Galleria Shopping Centre 1.0km Morley Sport and Recreation Centre 1.1km John Forrest Secondary College 700m Morley Bus Station 900m Ra Cook Reserve 1.2km Morley Primary School 3.1km Bayswater Train St

A garden shed at the rear and extra parking on the front entry driveway/block, are great bonus features that make this perfect Investment property for living in or renting. Hold it as land banking till you are ready to develop. The bus stops of Walter Road are within minutes by walking, with the multiple eatery options at Westfield Galleria just a stroll away ! Carmel School is equally as close.

This property offers an incredible, enormous potential for home buyers, savvy investors and developers alike.

WHAT'S NEXT? Dont wait ! Come and see it for yourself! Hit the "EMAIL AGENT" button on the right side of website, and we will get in touch with you ASAP to arrange a time for you to see and appreciate this superb opportunity.

Call Tris on 0404 820 888 or email to tris@assureproperty.com.au for further info and inspection. Let us show you just how easy it is for you to secure a high-quality property at today's prices, for tomorrow's opportunities!

If you would love a FREE MARKET APPRAISAL WITH FREE MARKETING for your home, please do not hesitate to contact Tris on 0404 820 888.

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