

# 14 Paine Road, Morley, WA 6062

## House For Sale

Tuesday, 7 May 2024

14 Paine Road, Morley, WA 6062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



Gia Huynh

0412544103

## Expression of Interest

Nestled in a charming pocket of Morley, where the whispers of nearby parks blend with urban convenience. From the street front, this property keeps all it has to offer behind a private enclosed courtyard and established gardens. Less than 20-minutes from the heart of Perth City, this property offers an easy-care lifestyle with convenience on your doorstep. Through the garden gates, you are welcomed by vibrant greenery that transports you to a tropical oasis. A large gable alfresco is flooded with natural light and overlooks the beautifully landscaped garden, you'll feel an instant sense of peace and tranquillity. Through the front door, the home is separated into 3 distinct areas with the 3 bedrooms and family bathroom at the front of the home, the main living area and kitchen at the heart and a large living room with sliding doors to the rear courtyard. The open plan lounge and dining area warmed by a central stone framed fireplace. The well-equipped kitchen is a testament to both style and functionality. Finished with a glass splashback serving as a bold focal point amidst the sleek elegance. Quality cooking appliances, which includes a 4-burner gas cooktop, Westinghouse electric oven and a dishwasher of the same brand. Complete with ample storage which includes wrap-around cupboards, large pantry, and a double fridge recess. Just off the kitchen is the updated laundry which offers additional storage facilities. A large living room positioned at the rear of the home, offers versatility to suit your family's needs, with sliding doors that open out to the second paved courtyard and covered alfresco. Whether you envision a second family room, a vibrant games hub, or a haven for kids' activities, the possibilities are as boundless as your imagination. Additional features include a garden shed for your storage needs, a gas hot water system, ducted air-conditioning ensuring efficiency and comfort, and a solar electricity system. Don't miss this opportunity! Schedule a viewing to experience the magic of this Morley masterpiece firsthand.

**SCHOOL CATCHMENT:** Hampton Park Primary School (0.2 km) Hampton Senior High School (1.2 km)

**RATES:** Water \$1200 Approx per year Rates \$1700 Approx per Year

**FEATURES:** - Private and secure frontage with an enclosed courtyard - Three Bedrooms and one family bathroom - Main bedroom with a ceiling fan and wall to wall robes - Ducted air-conditioning throughout - Family lounge and dining room with a fireplace - Kitchen with a gas cooktop, electric oven, dishwasher, generous storage and a double fridge recess - Large family living room / activity room with sliding doors - Two outdoor alfresco entertaining areas, one at the front with a large gable alfresco, the other at the rear - Lush established landscaping - Garden shed - Gas hot water system - Double carport with remote garage door - Walkable distance to the new Noranda/Morley Station

**PROPERTY PARTICULARS:** Build Year: 1960 Land Size: 420sqm Living Area: 167sqm

**LOCATION (Approx.):** 30m - Emberson Reserve 30m - Paine At Café 2.9km - Coventry Village 3.6km - Bunnings Bayswater 5.8km - Mount Lawley Golf Club 8.9km - Perth Airport 9.8km - Perth CBD

**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.