

**16 Mottram Place, Morley, WA 6062**



**House For Sale**

Thursday, 1 February 2024

16 Mottram Place, Morley, WA 6062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 725 m2**

**Type: House**



Philip Dikolli  
0405760688

## EXPRESSIONS OF INTEREST

Enviably positioned amongst respectful house-proud neighbours at the end of a small quiet cul-de-sac, this original Morley classic awaits your personal touch. Having been host to decades of cherished family memories, the next chapter is yours to write. Whether that entails capitalising on the homes strong bones in the form of a renovation, retaining and building a second at the rear, or alternatively demolishing and starting afresh with either one or two brand new homes, the future here is bright indeed! WELCOME HOME to 16 Mottram Place Morley. THE FEATURES YOU WILL LOVE: • Welcoming central entrance foyer • Large sun-soaked living room upfront with gas heater and plenty of space for the whole family to gather around • Spacious open plan kitchen/meals area with ample room for your 10-12 seater dining table plus sliding door access to the rear patio • Functional cooks' kitchen with upright gas cooker, double stainless steel sink, built-in pantry, ample counterspace and breakfast bar • Bright and airy master bedroom with walk-in robe and semi-ensuite access • Updated family bathroom with shower, separate bathtub, bidet and new vanity • Separate W/C off hallway • Two additional well-proportioned bedrooms, both with double built-in robes • Huge level backyard with plenty of scope for you to customise and make it your own • Single semi-enclosed carport • Wide side access • Built in 1985 (approx.) on 725sqm of land (approx.), zoned R20/25 • Renovate, retain and build at the rear or demolish and start afresh with one or two brand new homes, the choice is yours! THE LIFESTYLE YOU WILL LIVE: • 350m to Battersea Reserve • 500m to #341 & 342 Bus Stop • 900m to Snap 24/7 Fitness • 950m Charlies Fresh Food Market, home to a range of artisan food producers • 1.0km to Hampton Senior High School • 2.0km to Morley Metronet Station (currently under construction) • 2.0km to Bayswater Waves • 3.0km to Hampton Park Primary School • 3.8km to Morley Galleria Shopping Centre and Coventry Markets • 6.6km to the start of the Swan Valley • 10.4km to Perth CBD\*distances above are approximate only. For further details, please contact Philip Dikolli on 0405 760 688 or email [philip@passmore.com.au](mailto:philip@passmore.com.au) \*\*\*Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be verified if relied upon, before entering into any Contract of Sale\*\*\*