

21 Russell St, Morley, WA 6062



House For Sale

Saturday, 13 April 2024

21 Russell St, Morley, WA 6062

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 916 m2

Type: House



Melvin Singh
0438458866

Offers from mid \$900ks

Jointly presented by Mark Fernandes from Rightmark Property & Melvin Singh from Paradise Property Group. Opportunities like this are becoming increasingly rare. Seize the chance to own a piece of prime real estate, boasting over 900m² of land in the heart of Morley's most sought-after pocket. Location, Location, Location: Within walking distance to Morley Galleria Shopping Centre and Coventry Village, indulge in the convenience of premier shopping, dining, and entertainment options. Within Walking distance to Morley Bus Station which has 12 bus stands and is served by approx. 20 Transperth Bus Routes. Positioned within close proximity to the Morley Town Centre Precinct, poised for significant rejuvenation and development in the coming years, this property offers immense potential for growth and appreciation. Versatile Investment: With an R40/R60 split zoning and no sewer easements, this property offers numerous possibilities for the astute buyer. Explore the option of a knock down & subdivision into multiple new lots (Subject to relevant approvals). Alternatively consider the potential of retaining the existing dwelling and potentially subdividing the rear (Subject to relevant approvals). Best of all, capitalize on leasing out the existing dwelling & enjoying rental income whilst you secure your development approvals. The development zoning adds significant value add potential and the perfect exit strategy option. Take advantage of this massive opportunity to secure your future Investor's Dream: 4 bedroom properties in Morley are currently commanding rents of between \$700 to \$800 per week, making this an attractive prospect for investors seeking lucrative returns. Comfortable Living: Solid brick and tile home featuring 4 bedrooms, 2 bathrooms and a large carport with drive through access from front of property to rear. Carport could easily fit 3 cars parked in tandem. Enjoy comfortable living with future-proofed bathroom features including grab rails to both the shower and toilet for added accessibility. Relax and entertain in style with a large undercover patio. The front brick wall fence offers privacy whilst the driveway gate offers security. Spacious master bedroom with a walk-in robe, bay window, and connecting ensuite bathroom complete with a bathtub. The property also features a large kitchen with a walk-in pantry and dishwasher, open-plan living and dining areas, a fish pond with variety of fish and a shed. Benefit from lower utility bills with the solar system. Don't Miss Out: Whether you're looking to develop, invest, or occupy, this property presents a rare opportunity to secure a prime piece of real estate in one of Morley's most coveted locations. Don't wait - contact us now to arrange a viewing and make this golden opportunity yours. Mark Fernandes - 0402 214 111 Rightmark Property 1@rightmarkproperty.au Melvin Singh - 0438 458 866 Paradise Property melvin@paradisepropertygroup.com.au

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, neither the Agent nor the Seller guarantee their accuracy. The particulars of this advertisement are supplied for general information only and shall not be taken as representation in any respect on the part of the Seller or their Agent nor form part of any contract. Prospective clients should carry out their own independent due diligence to ensure the information provided is correct and meets their expectations prior to submitting any offer. Property Code: 306