

**23 Lincoln Road, Morley, WA 6062**



**Sold House**

Monday, 14 August 2023

23 Lincoln Road, Morley, WA 6062

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



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**\$690,000**

Proudly presented by Edward Lim Get ready to have your socks knocked off because this home is absolutely mind-blowing! With top-notch finishes, an unbeatable location, and enough space to make your jaw drop, this place is a dream come true! First things first, let's talk curb appeal. The professionally landscaped front yard is just a taste of the awesomeness that awaits you inside. But hold onto your hats because there's so much more to discover! Step inside and be greeted by a study room that will make work feel like a breeze with its fantastic front yard view. And that's just the beginning! The entry hallway leads you to a courtyard that will leave you speechless—a perfect spot for relaxation and tranquility. But wait, there's more! Prepare to be wowed by the generously sized theatre room, where movie nights will reach a whole new level of excitement. Bedrooms 2 and 3 come with built-in robes, and the master bedroom is an absolute showstopper. Picture this: "His and Hers" walk-in robes and a stunning ensuite that will make you feel like royalty. Bath lovers, rejoice! The main bathroom boasts stainless steel hardware, ample cupboard space, and a gorgeous bathtub that will make every bath a blissful experience. And if you thought storage was an afterthought, think again! The oversized walk-in linen room is more spacious than your average cupboard—prepare to be amazed. Now, let's talk about the heart of the home—the kitchen. It's not just a kitchen; it's a masterpiece. The massive kitchen, informal dining area, breakfast bar, and family room combine to create a space that will make your culinary adventures a delight. Equipped with a 900mm gas cooktop, a built-in oven, and a matching range-hood, this kitchen is a chef's paradise. But it doesn't end there! Triple glass pane windows and a sliding door offer stunning views of the rear alfresco area and the professionally landscaped lawn and gardens. Imagine entertaining friends and family in this picture-perfect setting—it's pure bliss. Of course, a double lock-up garage, high ceilings, and ducted refrigerated air conditioning are all part of the package. And did we mention this amazing property sits on a 375sqm block? It's like winning the lottery! The Home & What We Love?! \* Near New | Year Built: 2022 \* Block Size: 375m<sup>2</sup> | Build Up Area: App. 166m<sup>2</sup> \* Perfectly situated in a highly sought-after area, offering you the best of convenience & a vibrant lifestyle. \* Experience tranquility & serenity in this haven, where you can escape the hustle & bustle of the outside world. \* Multiple living areas | Spacious & well proportioned \* Get ready to create unforgettable movie nights and immersive entertainment experiences in this spacious theater room. \* Embrace the freedom of an expansive open-plan area where the kitchen seamlessly flows into the dining and living spaces, creating the perfect environment for socializing & family time. \* Kitchen with 900mm gas cook top, built in oven and rangehood \* Prepare to be mesmerized by the stunning views from the triple glass pane window & sliding door, seamlessly connect the interior with the rear alfresco area \* Find inspiration in your very own study room, where natural light floods in, creating a serene and productive space. \* Retreat to the luxurious master bedroom, complete with ample storage in the walk-in robes & a breathtaking ensuite that exudes elegance and comfort. \* Enjoy the convenience of built-in robes in bedrooms 2 & 3, providing organized storage solutions for clothing & belongings. \* Bid farewell to storage woes with the spacious walk-in linen room that offers plenty of space for keeping essentials neatly organized. \* Ducted reverse cycle air conditioning system | Stay comfortable year-round with the efficient and effective ducted reverse cycle air conditioning system that provides climate control throughout the home. \* High ceilings throughout | Revel in the sense of space and sophistication brought by the high ceilings, enhancing the overall ambiance of the property. \* Spacious undercover patio | Entertain guests or simply unwind in style under the generous undercover patio, creating a perfect outdoor sanctuary for relaxation and gatherings. \* Fully reticulated system | Keep your garden looking lush and vibrant with the convenience of a fully reticulated system that ensures optimal watering for your plants. \* Double lock up garage | Park your vehicles securely & have the added convenience of a double lock-up garage, providing ample space for parking & storage. \* Easy access to nearby public transport | Enjoy hassle-free commuting with the convenience of easy access to nearby public transport options. \* Experience peace of mind in a private & secure property that requires minimal maintenance, allowing you to focus on the things that matter most. \* Estimated rental \$680 - \$700/week Outgoings: \* Council Rate: app. \$1,893.15 (FY 2022/2023) \* Water Rate: app. \$838.95 (FY 2021/2022) So, if you're searching for a home that combines style, comfort, and a touch of magic, look no further. Say yes to 23 Lincoln Road, Morley, and get ready to live your best life in a place that radiates positive vibes. Currently leased to a reliable tenant for \$650 per week until 23/3/2024, you can rest assured knowing that this property is both delightful and financially rewarding. Don't miss out on this incredible opportunity—your dream home awaits! For more information or to arrange a viewing, please call or text Edward Lim on 0408 929 655. \*\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. \*\*