

# 278 Morley Drive, Eden Hill, WA 6054



## House For Sale

Monday, 22 January 2024

278 Morley Drive, Eden Hill, WA 6054

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 771 m2**

**Type: House**



Scott Fletcher

0864015800

## High \$500k's

If you're a property investor, this is your lucky chance to jump the queue ahead of the masses and buy an absolute cracker of a home complete with a stunning below-ground fibre-glass pool, side access, workshop and three patio entertaining areas, all on 771sqm of land. This is a unique opportunity to buy not only a great lifestyle property but also secure a guaranteed lease-back arrangement between you and the sellers at \$600 per week! The sellers priority is to stay in the property for at least another 2+ years and rent-back whilst they wait for their new home to be designed and constructed. What more could you want from an investment property than a reliable sitting tenant ready to pay you income. Behind a secure front sliding gate, which is remote-controlled, you'll find a large, enclosed front yard. An equally spacious undercover raised front patio area off the front living room of the residence overlooks this lawn area, making it an ideal spot for children to play. The long driveway from the front gate provides drive-through side-access to a rear powered workshop. In the back-yard you'll also find another lawn area for the kids to play on and two more patios. One of them has a BBQ space and the other is free-standing and is ideal for poolside entertaining. The large, fenced-off, below-ground pool is just perfect, and provides refreshing relief, fun and relaxation during Perth's long-hot summers. All of which are very desirable features of this property and will be an attractive for many prospective new tenants in the future. Boaties, tradies, families and those who simply love to entertain will all love this place. Other notable features of this solid brick-render and tin roof home include:

- Master bedroom with with built-in-robos and aircon, 1 bathroom (bath & separate shower), 1x separate WC
- 3 reverse split air-conditioning units: one in main living room, master bedroom and one of the minor bedrooms
- Ceiling fans throughout and insulation in the ceiling/roof space
- Kitchen with stone bench-tops, overhead cupboards, gas cook-top, dishwasher and wall-oven.
- Built-in dining table with stylish waterfall-style stone bench-top
- Jarrah floors to the bedrooms and floating timber in the living areas (on top of existing hardwood jarrah floors)
- Huge under-cover raised patio area off living room with big ceiling fan and wood-fire
- Gas hot water system for the house and automatic reticulation off the mains for the lawn areas
- Pool is fully fenced and has a salt-chlorinator, pool blanket and sail
- Workshop has light and power, perfect for the tradie, handyman or tinkerer
- Side access for a boat or caravan
- Solar panels on the roof to reduce power bills

This property is located within the reputable Eden Hill Primary School catchment zone and is a short stroll to the local park Mary Crescent Reserve. Just 3 minutes in the car you'll arrive at Hawaiian's Bassendean Shopping Centre where you'll find Coles and a whole host of speciality shops, whilst 3 minutes along Morley Drive East the other way you'll find Kiara IGAThe river is nearby, and so is Bassendean Town Centre, the heritage village of Guildford, and the wineries and breweries of the Swan Valley (Funk Cidery just 5 mins away). All are minutes away in the car. Morley and Galleria Shopping Centre are just a short 10 minutes drive away and the CBD is just 18 mins in easy traffic. Not to mention that Tonkin and Reid Highways are also easy access from Morley Drive. Such a super convenient location. This will be sold subject to an agreeable lease-back arrangement being signed. And of course you can buy now and move in at a later date! Call Scott Fletcher on 0412 181 122 for more details and to make an offer today. Viewings by appointment and as per the advertised open-home times. Hope to see you soon.