

**292 Morley Drive East, Eden Hill, WA 6054**

**Professionals\***

**Sold House**

Sunday, 20 August 2023

292 Morley Drive East, Eden Hill, WA 6054

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 748 m2**

**Type: House**

**\$372,000**

Live-In Development Opportunity! Ready to jump into the property market? Need a place to call home? You may want to move in and renovate, maybe develop, maybe demolish and start again. Want immediate proximity to all amenities, including shops, public transport, parks, river and schools? This property is a diamond in the rough and delivers an incredible opportunity for the discerning buyer. With a little bit of love and attention this quaint cottage can provide live-in potential while completing subdivision and development for future property success. Situated on approximately 748sqm of land, this property is currently zoned R20/R30. The existing building:

- 1950's cottage style dwelling
- Situated entirely in the designated front block division.
- Gas connected
- High ceilings
- Hardwood jarrah floor boards
- Freshly painted living interior
- Good sized living room
- Dining/kitchen with ample storage
- Decent sized master bedroom
- Good sized second bedroom
- Third bedroom/sleep out which alternatively could be used as hobby/craft room

The Exterior:

- Amazing large fenced rear backyard.
- Rear paved patio because everyone loves somewhere to have a BBQ while planning their future property goals.
- Huge Stratco oversize double garage with side access - Concrete floor, fully insulated.
- Multiple additional sheds, because who can ever have too much storage during a project?

The location truly is excellent, being less than 15km from Perth CBD Plus easy access to Guildford, Perth Airport and the Swan Valley. Multiple options with Public transport is in immediate proximity plus easy access to Success Hill train station (direct line to CBD). With the market performing and opportunity for live-in development, don't let this one get away! So what's next? Get excited and call Mathew Atkins to organize your viewing.

**\*\*Disclaimer:** The property is being sold "As is, at time of settlement". The buyer is to verify and rely on their own enquires to determine suitability of their specifications required with providers such as, and not limited to WAPC, Council, Building services, Building inspection services, Subdivision consultants, Surveyors, Geotechnical services, Landgate permissions/processes & also for obtaining (property interest reports) at the buyers own cost.

**\*\*Town of Bassendean Local Planning scheme No.10 and draft No.11 should be considered. Guidance should be sought from the potential buyer to the Council of Bassendean and Western Australia Planning Commission if considering developing as potential R code changes may impact your use of the land. More information**

at: <https://www.bassendean.wa.gov.au/develop-build/planning-development/local-planning-scheme.aspx> <https://www.bassendean.wa.gov.au/consultations/general/draft-local-planning-scheme-no-11>