

**3/41 Wolseley Road, Morley, WA 6062**



**Villa For Sale**

Tuesday, 14 November 2023

3/41 Wolseley Road, Morley, WA 6062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Nigel Ross  
0892753825

## Offers in the \$400,000's

With a new kitchen, new carpets and a new lick of paint, this neat and tidy 3 bedroom 1 bathroom villa is perfect for all types of buyers and investors, with the added bonus of being nestled close to absolutely everything. Even first-home buyers and down-sizers will be left impressed by the prospect of a low-maintenance "lock-up-and-leave" pad that is very easy to enjoy. Inside, a large and carpeted front lounge room is kept comfortable all year round by split-system air-conditioning and a gas bayonet for heating. Stylish timber-look flooring graces a light, bright and open-plan kitchen and dining area - boasting split-system air-conditioning of its own, a gas cooktop, range hood, separate oven, tiled splashbacks, double sinks, single-door pantry and a microwave nook. A separate laundry can also be found off here, complete with built-in over-head storage cabinetry. Also carpeted are all three bedrooms - including the master where a central ceiling fan meets full-height triple-sliding mirrored built-in wardrobes. Brilliant in its simplicity is a practical bathroom that caters for everybody's personal needs in the form of a shower and separate bathtub. At the rear and off the dining space lies a paved entertaining and drying courtyard that is laden in sunshine and has a clothesline in the corner. Stroll to a host of lush parks and bus stops nearby, with the sprawling Noranda Sporting Complex, the Morley Bowling Club, Camboon Primary School and Noranda Shopping Centre all within walking distance, too. Don't forget about the very handy proximity to Morley Senior High School, the Galleria Shopping Centre and so much more - what a wonderful location this is. Contact Nigel Ross today to find out more. Nest or invest, but don't delay your decision! Features include, but are not limited to:

- 3 bedrooms
- 1 bathroom
- Freshly painted
- Spacious front lounge room
- Renovated kitchen
- Adjacent dining area
- New carpets
- Paved rear entertaining/drying courtyard
- Built-in robes
- Separate bath and shower in the bathroom
- Separate laundry
- Separate toilet
- Split-system air-conditioning
- Gas bayonet
- Feature ceiling cornices
- Security doors and screens
- Easy-care gardens
- Single carport
- Solid brick-and-tile construction
- Strata fees \$426.25 per quarter