

**30 Bluegum Road, Morley, WA 6062**

THE AGENCY

**House For Sale**

Thursday, 13 June 2024

30 Bluegum Road, Morley, WA 6062

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 702 m2**

**Type: House**



Anil Singh

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## End Date Sale

If you're looking for a home with abundant space in a prime location, then look no further than 30 Bluegum Road! Offering three large indoor living areas, five spacious bedrooms with a study that could be converted to a sixth bedroom if desired, and an expansive outdoor area, this residence will tick all of your boxes! Enviously positioned in a sought-after pocket of Morley with easy access to parks, schools and shopping centers, this will be a sensational next step for your family! Set back from the road, the residence is enclosed by a brick fence, offering privacy. You'll never have an issue with parking - in addition to the double garage, there is additional parking space behind the brick fence. Upon entry, you'll find an informal living room to your left and the study beyond a corridor to your right. The open plan kitchen and dining room connects to the outdoor area and will be a sublime setting for family get-togethers. The large chef's kitchen is complete with a wrap-around stone benchtop, ample cabinetry and a walk-in pantry, allowing an excellent platform for culinary preparation. The games room to the rear of the home will be an ideal space for the kids to play while keeping an eye on them from the kitchen. All five bedrooms come with built-in robes, are very well-sized and are positioned near the two bathrooms. Transitioning from indoor to outdoor living, you'll love spending summer days in the brick paved alfresco which extends to a courtyard at the rear of the home. A spacious family home in a superb location, this one will not last long! Contact Anil Singh today to register your interest!

**Property Features:**

- Exposed brick facade surrounded by brick fence
- Double garage with paved verge space for additional parking
- Patio before a double timber door entry
- Gallery-style entrance
- Informal lounge upon entry
- Study room that could be utilized as a sixth bedroom
- Master bedroom with built-in mirrored robe and semi-ensuite with shower, vanity and separate WC which can be accessed from the hallway for guest use
- Four spacious secondary bedrooms all with built-in robes
- Primary bathroom with built-in bath, shower, vanity and WC
- Open plan kitchen and dining room
- Spacious kitchen with stone benchtops, abundant cabinetry, quality appliances, walk-in pantry
- Living room that connects to the kitchen
- Games room positioned at the rear of the home
- Laundry with overhead cabinetry
- Enormous alfresco that connects with a paved courtyard at the rear of the home
- Air conditioning
- Outdoor sink
- Solar panels
- Low maintenance flooring throughout
- Abundant lighting throughout

**Property Rates:**

- Water Rates: \$1,374.18 P/A
- Council Rates: \$2,320.57 P/A

**Location Features:**

- Just footsteps to Mahogany Park at the end of the road
- Close to Hampton Park Primary School and Morley Primary School
- Short drive to Coles Beechboro
- Easy access to Tonkin and Reid Highway
- Close to public transport

If you have any questions please contact Anil Singh on 0423276674 or email [anils@theagency.com.au](mailto:anils@theagency.com.au). I URGENTLY REQUIRE MORE PROPERTIES FOR MY QUALIFIED BUYERS. IF YOU ARE THINKING OF SELLING OR WOULD LIKE A FREE MARKET APPRAISAL, PLEASE CONTACT ME ON 0423 276 674.

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