

33 Mangini Street, Morley, WA 6062

Print

Sold House

Tuesday, 27 February 2024

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Bedrooms: 4

Bathrooms: 1

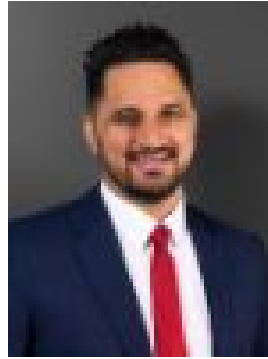
Parkings: 2

Area: 769 m2

Type: House



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Jeet Singh

\$775,000

Simar, your Local Morley Property Matchmaker, is thrilled to present another outstanding opportunity to the market. This property offers a range of possibilities, and your decision may be influenced by your specific goals and preferences. Here's a comprehensive overview:

Property Highlights: Located in one of the premium pockets of Morley, this 769m² development site is zoned R40/60. Two separate homes on one block, each with its own driveway and entry. The existing home (3/1/1) and separate granny flat (1/1/1) provide current rental income of \$800 per week. This could be a great investment with a bit of elbow grease and some new finishes. A rare opportunity in Morley located opposite Pat O'Hara Reserve within walking distance to Morley Galleria and Coventry Markets showcasing significant development potential. With options galore, consider the following:

Develop: With the property's generous size and favourable zoning, there's potential for development. Demolishing the existing structures could lead to the creation of a triplex site with R40/60 zoning. Additionally, with WAPC approval, a quad site is possible, potentially accommodating up to 7 apartments (subject to relevant approvals).

Renovate: If your goal is to keep and land bank, the existing home and separate granny flat provide rental income of \$800 per week. Renovating these structures could enhance their appeal and potentially increase rental income. This option is suitable for those looking for a profitable long-term investment.

Detonate: For a completely fresh start, the option to demolish and rebuild is available. This allows for the construction of a new development tailored to your vision and preferences.

Additional Property Features: Located within proximity to many establishments and amenities including, but not limited to:

- Shopping centres: - Coventry Village Shopping Centre (650mtr) - Galleria Shopping Centre (700mtr) - Crimea Shopping Centre (1 km)
- Schools: - Morley Primary School (550mtr) - Infant Jesus School (1.3km) - Weld Square Primary School (1.5 km) - Embleton Primary School (1.8km) - John Forrest Secondary College (2 km) - Hillcrest Primary School (2.4 km) - Chisholm Catholic College (2.5 km) - Noranda Primary School (2.6km)

Other desirable location benefits:

- Easy walk to nearby coffee shops and restaurants
- Open recreational areas/ parklands
- Walking distance to Bayswater Waves which is a great recreation centre
- Near to the New Metro Link stations at Morley and Bayswater
- Approx 8.7 kms away from the CBD and Approx 12 kms away Perth Domestic Airport
- Easy access to Tonkin Highway.

Call Simar on ☎ 0433767296 or Email Simar@propertyymm.com.au to schedule a viewing.

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