

**351 Benara Road, Morley, WA 6062**

**House For Sale**

Wednesday, 24 April 2024

351 Benara Road, Morley, WA 6062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 680 m2**

**Type: House**



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## FIXED DATE SALE

Superb Location just 12 km to Perth CBD and 8 km to Perth Airport. Walking distance to future "Morley Metronet" train station. Premiere Home Open Sunday 28th April from 11-11.45 am Ana and Rash from Team Rash-The Agency introduce a spacious home on 680 sqm approx. block. This is a fully fenced and gated property with parking spaces within the property. This property sounds like a dream for anyone looking for a spacious and entertaining home close to Perth CBD and the airport! The combination of a large block, underground pool, and multiple entertaining areas makes it perfect for hosting gatherings with family and friends Plus, its proximity to essential amenities and exciting developments in Morley adds to its appeal. Perfect choice for FIFO Workers, Families with growing kids, and Professionals working in CBD Perth. The "Fixed Date Sale" promotion ends on 6th May. We are writing all offers and presenting them to the Owners. The Seller has the right to accept an offer before the end date. Property highlights:

- Large formal lounge for hosting parties
- Separate dining area for formal dinner
- Nice kitchen with gas cooktop and overlooking the pool area
- Family area with meal area for quality time
- Three good-sized bedrooms with built-in robes
- Family bathroom with a bath, a shower, and a single vanity
- Laundry and a separate WC for convenience
- Evaporative ducted cooling system
- Patio in the backyard for doing some DIY or outdoor relaxing
- Underground pool is perfect for the family to enjoy
- Raised backyard with a Moss-stone retaining wall.
- Garden shed for storage
- Solar hot water and also connected to instantaneous gas hot water
- Double leaf gate to the property at the front
- A ceiling fan each in the lounge and master bedroom

Other details:

- Block size: 680 sqm approx.
- Living area: 110 sqm approx.
- Built Year: 1987 circa
- Shire rates: \$971 p.a. approx.
- Water rates: \$1799 p.a. approx.

Just a stone's throw from the CBD, Morley is quickly becoming one of the most exciting suburbs in Perth's north. It is close to nearly everything. A mere 12 km from the city, another 8 km to the airport, and right next to Tonkin Highway and Reid Highway linking the suburb in all directions, as well as Ashfield Industrial Precinct. One of Morley's standout features is its proximity to essential amenities. Residents have access to a diverse range of shopping options, including the well-known Galleria Shopping Centre, which boasts an array of retail stores, dining options, and entertainment facilities. Additionally, Coventry Markets offers a bustling marketplace experience, with fresh produce, specialty goods, and international cuisine. For those inclined towards an active lifestyle, Morley doesn't disappoint. The Swan Active Sports Centre provides state-of-the-art facilities for fitness enthusiasts, including swimming pools, gymnasiums, and group fitness classes. Parks and recreational areas are also abundant, offering residents plenty of outdoor leisure activities and relaxation opportunities. Morley's educational offerings are another highlight of the suburb. Families with children can choose from various schools, ranging from primary to secondary levels, providing quality education close to home. This accessibility to educational institutions further enhances Morley's appeal as a family-friendly community. The City of Bayswater has been focusing more on Morley in recent years, with plans to redevelop the suburb into something new, modern, and exciting. Be a part of this exciting suburb. If you're interested in scheduling a viewing or learning more about this property, feel free to reach out to Ana or Rash from Team Rash-The Agency at the provided contact information. They'll be happy to assist you with any inquiries you may have. Contact us Ana M: 0481 092 390 Rash M: 0410 564 761 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.