

**38 Hutt Rd, Morley, WA 6062**

**Sold House**

Friday, 1 September 2023

38 Hutt Rd, Morley, WA 6062

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 820 m2**

**Type: House**



Eddie Kong  
0861436154



John Hu  
0425601881

## Contact agent

The property is located at the in demand and expanding community of Morley, great potential for reasons:- Growing population for what Morley and the neighboring suburbs have to offer- Vibrant and very convenient- Wide range of services and retails, from shopping centers to day to day family needs- 10 km to Perth central business district and 15 km to Perth Airport via Tonkin Highway

This is a 4 beds 2 baths home situated at a quiet location in Morley. Spacious, bright and breezy, truly a great family home. The land size is 820 sqm, R25, about 18.1 meters wide frontage and 45.3 meters long, subdividable into 2 blocks (subject to the Bayswater Council and authorities approval). The Home- Well maintained- Open plan main living area is on tiles and equipped with split system AC- Second living is adjoining the alfresco area and a great spot for family and friends get together- The kitchen has a good size bench top, hot plate, oven and plenty of storage cabinets

Beds and Bathrooms- Separate queen size en-suite master bedroom equipped AC and built in wardrobe. It has direct access to the second living area- Another 3 good size bedrooms with wardrobe and two of them with built in study desks- External bathroom with shower and tub

Other Features- Separate laundry room and toilet- Remote control and lockable garage- Double lockup garage and the space to accommodate up to 4 cars- Gas hot water system

Backyard and Garden- Spacious and natural outdoor living to enjoy with families and friends- Ample space for gardening and your favorite flora and fauna activities- Swimming pool- Garden shed

Location This property is close to amenities, shopping center and walking distance to public transport. Easy access via many arteries roads such as Morley Drive, Walter Road West and Crimea St. Within 2 km radius (approximate):- Galleria shopping Centre- Coventry village- Local parkland and reserve- Sport club and gym- Health care and medical Centre- Early education, primary and high school- Local and international cuisine

So convenient! This property is currently tenanted and well maintained. Whether to move in, continue the lease, or subdivide and build, you have the choices. This individual title property has easy access and is located within the growing northern corridor suburbs. It offers space, lifestyle and comfort living. Accordingly, this residential area comprises about 70% of owner occupiers, and average age of 20-39 (source: Domain website), it would be well sought after. Please contact Eddie 0451 125 188 or John 042 560 1881 to arrange an inspection today.

Disclaimer: The sizes in the floor plan are prepared based on the best effort and for reference only. Sizes and distance are approximate

Disclaimers: Information in this advertisement is provided to the best of our knowledge and for reference only, however the information may be subject to change without prior notice. Information herein does not constitute any representation by the Seller or the agent as to its accuracy, and they are expressly excluded from any contract. Interested parties please make your own inquiries and verify the details of any information at your own discretion. Comments related to development and subdivision are subject to local council and relevant authorities' approval, where applicable.