

# 4 Uren Street, Morley, WA 6062



## Sold House

Wednesday, 18 October 2023

4 Uren Street, Morley, WA 6062

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 211 m2**

**Type: House**



Nigel Ross  
0892753825

**\$575,000**

Not only is this terrific 3 bedroom 2 bathroom home a fabulous investment property, but it also makes for a fantastic first-home or astute down-sizing option, as well. The current tenants are happy to stay on beyond and are currently paying \$530 per week on their lease expiring in November 2023. Internally, gleaming Bamboo floorboards grace a welcoming open-plan living and dining area, where most of your casual time will be spent. Incorporated into the practical design is a tiled kitchen with sparkling dark-stone bench tops, double sinks, a range hood, a gas cooktop, an under-bench oven, a storage pantry, a dishwasher recess and more. The pick of the bedrooms is a spacious master suite where full-height mirrored built-in wardrobes complement a stylish ensuite bathroom. The home is immaculately presented throughout, with a securely-gated entry courtyard at the front doubling as an enclosed outdoor alfresco-entertaining area. Walk to bus stops, Morley Primary School, the YMCA Morley Sport and Recreation Centre, the sprawling Pat O'Hara Reserve, restaurants, medical facilities, the Galleria and Coventry Village Shopping Centres and so much more from this ultra-convenient location. Other excellent schools can also be found nearby, with Reid and Tonkin Highways and the site of the future Morley Train Station just around the corner, too. What a spot! Contact Nigel Ross today to find out more about this outstanding opportunity. You won't regret your decision! Features include:

- 3 bedrooms
- 2 bathrooms
- Gated front entrance and alfresco-entertaining courtyard
- Spacious living/dining/kitchen area with split-system air-conditioning, a ceiling fan and alfresco access
- Carpeted bedrooms with ceiling fans, including a large master suite
- Full-height mirrored built-in robes to the master suite
- Private master-ensuite bathroom with a stone vanity, corner shower and a toilet
- Well-appointed main bathroom with a stone vanity, a shower and toilet of its own
- Separate laundry with a sleek stone bench top and external access for drying
- Instantaneous gas hot-water system
- Double lock-up garage
- 211sqm (approx.) land size
- Current lease expires 23/11/2023 - with the excellent tenants happy to stay on
- Currently paying \$530/per week in rent
- Potential future rental income can be between \$575-\$600/per week