

401A Walter Road West, Morley, WA 6062



Duplex/Semi-detached For Sale

Tuesday, 23 April 2024

401A Walter Road West, Morley, WA 6062

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 437 m2

Type:

Duplex/Semi-detached



Bradley McBeath

0437015817

OFFERS IN THE \$400,000'S

Ray White & Bradley McBeath welcome you to this exciting opportunity to buy into the RED HOT MORLEY MARKET PLACE! THIS PROPERTY REQUIRES A COMPLETE RENOVATION. This project would be ideally suited to those who are not scared to roll up their sleeves & do the work that is required. DO THE WORK & REAP THE REWARDS! Real Estate market forecasters are predicting FURTHER PRICE RISES in Perth so NOW is the perfect time for you to INVEST IN YOUR FUTURE! TO AVOID DISAPPOINTMENT, REGISTER YOUR INTEREST WITHOUT DELAY. BASED ON THE CURRENT MARKET CONDITIONS & THE SHORTAGE OF HOMES FOR SALE, THIS ONE WILL BE POPULAR!!! This property is being sold in "AS IS, WHERE IS" condition. The seller will provide to the buyer an Electrical Safety Certificate prior to settlement. The seller welcomes any inspection's that potential buyers would like to do, any inspections done by a potential buyer will be at the buyers expense. No inspections will be included as conditions on the contract of sale. Below is the list of areas requiring attention - Kitchen Bathroom Flooring Paint Windows & Treatments Gutters, fascias & down pipes DO THE WORK & REAP THE REWARDS! Built in 1969, this rock solid, double brick & tile property has the potential to be either a great reno/flip, it would be perfect as a rental property/future investment or an astute first step on to the property ladder. The layout consists of an open plan kitchen/dining/living area. Main bedroom is a generous size. Both bedrooms have big robes. A very attractive feature of this property is the BIG back yard. You can park three cars out the front & many more behind the roller door. There is no sugar coating the fact that this property requires a lot of work... HOWEVER... Duplex halves in Morley are an extremely attractive proposition because of the land size & because there are NO STRATA FEES TO PAY! Based on recent sales of Duplex halves in Morley there is definitely money to be made here. DO THE WORK & REAP THE REWARDS! Local amenity highlights -+ The new Morley Train Station is less than a five minute walk away+ Moments away from all of the retail & lifestyle options available in Morley + Multiple options nearby for schooling & day care facilities+ Nearby access to the Tonkin Highway+ Less than 10km's to the Perth CBD & 15 minutes to the Perth Airport 2023 Annual Rates Shire rates \$1665 Water rates \$945 Strata fees \$0! From an investment perspective, the current rental appraisal for this property is \$500-\$550 per week (after renovation) Buyers please note that I already have interested parties from my buyer's database registered to view this property. Register your interest NOW!!! THE MORLEY REAL ESTATE MARKET IS ON FIRE & IS SHOWING NO SIGNS OF SLOWING DOWN ANY TIME SOON! THIS PROPERTY, IN THIS LOCATION, AT THIS PRICE WILL NOT LAST!! DO NOT DELAY YOUR INSPECTION OF THIS EXCITING OPPORTUNITY TO CALL 401A WALTER ROAD WEST YOUR NEW PROJECT!!! "YOU'LL BE GLAD YOU CALLED BRAD"