

41 Araluen Street, Morley, WA 6062



House For Sale

Thursday, 4 April 2024

41 Araluen Street, Morley, WA 6062

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 860 m2

Type: House



Mark Grogan
0894959999

From \$679,000

This is one classic family home. Built back in the days when tradespeople didn't become tradespeople until they could prove that they could do what they had to do to become a tradesperson. Proper strong building. It's as solid as a rock and an absolutely spotless home throughout. What an awesome block! It's 860sqm, offering you so much space and so much opportunity. It's a 3x1 home with a brick workshop... It doesn't get any more traditional Aussie living than this. **INSIDE** With brand-new floor coverings throughout the home and fresh paint on every surface that gets painted, this one is completely ready to go. The living room at the front of the home is a good size and will accommodate larger furniture styles. It leads through to the kitchen and meals area with plenty of space for everyone together around. The kitchen has plenty of room to work and is the ultimate picture of 1970s style. It's dated, but immaculate and dated in such a way that it's gone past the "old" part and is back full fashion circle where it's become cool again. The kitchen is a great place to work, with all that space, and it overlooks the massive backyard. If you have kids. or pets outside playing, then you can see it all from your prime vantage point here. If you're buying this with the intention of subdivision, well you can probably just stand in the kitchen and watch the builders at work as your net wealth increases!... The bedrooms are all of the good size with bedroom, two being particularly spacious. The master bedroom is at the front of the home and there is ample space for a king size bed and all the associated bits and pieces. The bathroom is in immaculate condition and has a new vanity top, with plenty of room to work with it as it is, and all kinds of options if you renovate. **OUTSIDE** The home is positioned on the block to allow for a usable front yard, and a very spacious backyard. The brick workshop is a fantastic feature and makes for a great studio, storage area or whatever else you need it to be. It's powered, leaving you with plenty of options for what to do with it. **CAN I SUBDIVIDE IT?** This is 860sqm, zoned R25... The minimum lot size to subdivide at R25 is 700sqm so you're 160 metres in front of that... But I want you to be doubly more sure than just what I say; so do call the good folks in the planning department at the City of Bayswater on 08 9272 0921 to find out more. There's over 400sqm of land out back. **WHAT NEXT** Come and see it for yourself! Hit the **EMAIL AGENT** button on the website and we'll be in touch to set up a time so you can see this superb opportunity for yourself.