

**41 Morrison Street, Redcliffe, WA 6104**



**Sold House**

Friday, 1 September 2023

41 Morrison Street, Redcliffe, WA 6104

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 521 m2**

**Type: House**



Andrew Huggins  
0892773555



Toby Huggins  
0892773555

**\$449,000**

Have you been looking for that perfect home?? Then look no further ... welcome to 41 Morrison Street, Redcliffe! This appealing 3-bedroom, 1-bathroom house is the perfect opportunity for first-time homebuyers, small families or investors looking for a solid investment. Situated on a generous 521m<sup>2</sup> block, this property offers ample space both inside and out. The well-maintained house features a spacious living area with beautiful floorboards, creating a warm and inviting atmosphere. The three bedrooms are all generously sized and the backyard is a delight with alfresco, lemon tree, grassed yard & a lockable garden shed. The property:

- Brick veneer & tile character, built in 1963
- Front yard with established lawns & gardens
- Fully reticulated garden beds
- Undercover concrete verandah
- Open plan kitchen, dining & lounge with reverse cycle FUJITSU air conditioner
- Glass oyster style light fittings
- Cottage style kitchen with gas stove/oven
- Feature fireplace
- Jarrah timber floor boards throughout
- Good sized bedrooms
- Master bedrooms includes stainless steel ceiling fan
- Renovated bathroom with a combined bath + shower
- Laundry to rear of home with separate toilet
- Fully enclosed yard with established lawns + Lemon tree
- Paved alfresco overlooking yard
- Lockable garden shed with concrete floor
- Side access to rear yards/patio
- 2.8 kw Solar panel system on roof
- RHEEM hot water system
- Security screen doors
- Single carport with additional tandem parking

521m<sup>2</sup> The location:

- Within walking distance to Selby Park & Smythe Lake Reserve
- 15 minutes walk to Saint Maria Goretti's Primary School
- 10 minutes drive to Belmont Forum Shopping Centre
- 5kms to Redcliffe Primary School
- 5kms to Perth Airport, Costco & DFO, Redcliffe Train Station

Invest or nest - this property is perfect to enjoy yourself or to keep the current tenant residing at the property. A current lease is in place until early November 2023 at \$440.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.