

# 449 Morrison Road, Swan View, WA 6056



## Sold House

Friday, 1 September 2023

449 Morrison Road, Swan View, WA 6056

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 971 m<sup>2</sup>**

**Type: House**

## Contact agent

Delightful and charming home with a retro feel that is ready for you to enjoy all the lifestyle benefits on offer here. Built of double brick and tile in 1972 - they built them solid in those days. This one is a beauty and with it's elevated position it's one of the best lots in this high section of Morrison Road. 3 bedrooms all with built-in-robos. Alarm system in place to satisfy the security-conscious. Split system airconditioning to living room. Brand new Bosch electric cooktop. Range hood. Dishwasher. Fireplace featuring gas bayonet. Solar Hot Water System. Garage with roller door. Carport. Elevated position with attractive views of the Hills and way out to the west. Walking distance to JOHN FORREST NATIONAL PARK where you can enjoy the many walk trails and back to nature experiences on your doorstep. If you are into mountain bike riding, you will love the easy access to the heritage rail reserve recreational tracks. It's elevated position means this home enjoys breezes and serene vistas. Huge patio out the back running the whole width of the house, ideal for alfresco lifestyle opportunities. Attractive contoured and paved backyard area complimented by mature shade trees that cool the house and create unbeatable comfort and quality outdoor experiences. The massive backyard of this 971m<sup>2</sup> (approx) block offers many opportunities, such as:- enjoying the dream of Big Aussie Backyard, it's becoming rare.- raise chickens; grow stuff- think big! Put your plans to the Shire to build a massive workshop/Ancillary Dwelling or Granny Flat, there's more than enough room. Imagine it, then get it done.- Fill a bird bath and being on the doorstep of the National Park, you will have an amazing variety of birds come visiting your place. With Bus Route 323 past the door, you will have no problems with public transport getting you to Midland Gate Shopping Centre and Midland Station connecting onwards to the city by Train. So close to all the amenities of the Hills and the Swan Valley. So close to all the amenities of Midland local centre including St John of God public and private hospitals, Easily connect to Roe Highway to access the arterial road network. Close to high schools, primary schools, sporting facilities and local shops. Primary School options include Swan View Primary and St Anthony's Greenmount Primary. High School options include Helena College, La Salle College and Swan View High School. Darling Ridge Shopping Centre with its vibrant IGA and plenty of takeaway food options is always popular. KEY FACTS: 971 m<sup>2</sup> approx., R12.53 bed 1 bath 1 garage, 1 carport Council Rates \$2051 Water rates \$1093449 Morrison Road is truly a place to settle in and call home. Your selling agent is Peyal. Give him a call on 0412 244 868 to discuss your interest in this property. Disclaimer The particulars and photographs shown on this website are supplied for information only and shall not be taken as a representation in any respect on the vendor or the agent. The information, opinions and publications available on this website are broad guides for general information only. They are solely intended to provide a general understanding of the subject matter and to help you assess whether you need more detailed information. The material on this website is not and should not be regarded as legal, financial or real estate advice. Users should seek their own legal, financial or real estate advice where appropriate. Every effort is made to ensure that the material is accurate and up to date. However, we do not guarantee or warrant the accuracy, completeness, or currency of the information provided. You should make your own inquiries and obtain independent professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.