

**45A Crimea Street, Morley, WA 6062**



**Sold House**

Wednesday, 17 April 2024

45A Crimea Street, Morley, WA 6062

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 235 m2**

**Type: House**



Nigel Ross  
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**\$570,000**

Privately positioned to the rear and right away from the traffic, this stylish 3 bedroom 2 bathroom single-level residence is "rental ready" and will currently earn you \$475 per week, with the existing lease expiring on 29/11/2024. From the 1st of June though, the rental income rises to \$500 per week, making the property all the more appealing for an astute investor. Once the current lease eventually ends, the potential for future rent could be upwards of \$650 per week, meaning you very well may be sitting on an investment goldmine, here. Inside the home itself, a tiled open-plan living, dining and kitchen area doubles as its central hub - complete with split-system air-conditioning, sleek stone bench tops, a double-door storage pantry, double sinks, stainless-steel range-hood, gas-cooktop and oven appliances, a modern white dishwasher, tiled splashbacks and more. All three bedrooms are carpeted for comfort - inclusive of a larger master suite where a shower, vanity and toilet make up the most intimate of ensuite bathrooms. Making the most of both the floor and wall space on offer is a combined second bathroom-come-laundry with a showerhead, powder vanity, adjacent wash trough, under-bench storage and plenty of natural light filtering in. At the rear, a delightful covered alfresco encourages year-round outdoor entertaining, forming part of a shaded back garden setting and complemented by easy-care artificial turf. "Convenient" is the word when considering just how good this residence's location is, nestled within walking distance of bus stops, both the Morley and Weld Square Primary Schools, 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. 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. Contact Nigel Ross today to find out more about this high-yielding investment opportunity. Prepare to profit and prosper at the very same time! Other features include, but are not limited to:

- 3 bedrooms
- 2 bathrooms
- Open-plan living/dining/kitchen area
- Dishwasher
- Private master-ensuite bathroom
- Combined second bathroom-come-laundry
- Outdoor alfresco entertaining at the rear
- Split-system air-conditioning
- Low-maintenance gardens
- Double lock-up garage
- Currently tenanted at \$475/per week until 29th of November this year
- From 01/06/24, your rental income becomes \$500/per week
- Potential to earn \$650-plus/per week in rental income, once the current lease expires in late 2024