

**564 Morley Drive, Morley, WA 6062**



**Sold House**

Friday, 8 September 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 860 m2**

**Type: House**



Nigel Ross  
0892753825



Lahiru Mudunkotuwa  
0481985980

**\$625,000**

Perfect for investing, renovating and boasting exciting development potential on top of it all, this solid 3 bedroom 1 bathroom brick-and-tile home on a massive 860sqm (approx.) block possesses a decent 20-metre frontage and can easily be lived in or rented out until you plan what your next move will be. There are also retain-and-build possibilities if the current carport is removed (subject to WAPC and council approvals), whilst the over-sized frontage allows for a future subdivision right down the middle, creating two spacious side-by-side lots if the remaining dwelling is indeed ever knocked over. The existing house also has a large front lounge room and generous bedroom sizes, with the laundry also primed for a fresh revamp to finish things off rather nicely. There is a spacious add-on second living area - or games room - as well, adding to everyone's personal options impressively. The enormous backyard is somewhat of a "blank canvas" and can be whatever you want it to be. Walk to lush parks and bus stops from here, with Tonkin Highway, the future neighbourhood train station and other major arteries all nearby. You will also appreciate the residence's very close proximity to Weld Square Primary School, fantastic secondary educational facilities, the Noranda and Galleria Shopping Centres, community sporting facilities and everything in between. What a location, what an opportunity. This one is big! Contact Nigel Ross today to register your interest. Features include, but are not limited to:

- Verandah entrance
- Two separate living areas - including a spacious lounge/family room
- Second living/games-room extension at the rear
- Double sliding doors to the open-plan dining and kitchen area
- Double kitchen sinks
- Electric-upright cooker
- Front master bedroom with full-height built-in wardrobes/storage
- Practical bathroom with a Roman shower/bath
- Double wash troughs in the laundry
- Separate toilet, off the laundry
- Feature ceiling cornices
- Security screens
- Solar hot-water system
- Massive backyard with garden-shed storage
- Single lock-up carport, with internal shopper's entry via the games room
- Huge 860sqm (approx.) block
- Generous 20-metre (approx.) frontage
- Retain-and-build or side-by-side duplex subdivision potential (subject to approvals)