

8 Beechboro Court, Morley, WA 6062

House For Sale

Wednesday, 22 May 2024

8 Beechboro Court, Morley, WA 6062

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 731 m2

Type: House



Jarrad Mahon
0894721606

From \$750,000

****UNDER OFFER****This wonderfully presented 4 bedroom, 2 bathroom family home is a real surprise package and comes with a workshop car hoist in the garage and granny flat at the rear. This would ideally suit the larger family home buyer or savvy investor. As you enter you have a large open plan living and dining room off the spacious kitchen with gas cooking and overhead cupboards. You will absolutely fall in love with the parents retreat area at the back of the house! A large lounge room off the main bedroom with access to the rear patio. Or you can just simply enjoy the massive main bedroom with built in mirror front robes, huge ensuite with glass screen, spa bath and more. Of the 3 secondary bedrooms, 1 has a robe and all adjoin the main well appointed bathroom. At the rear you have a large covered entertaining area with outdoor kitchen and an air conditioned, self contained granny flat with large living area, kitchenette (sink, cupboards and counter top) and bathroom plus you are still left with lots of yard for the kids or pet to run around. The granny flat has been recently renovated and is fabulous for a teenager, elderly parents or some extra income. Other features include 6 split system air conditioning to lounge and living room as well as master bedroom and garage. There is a manual security gate at the front so kids can play safely in the yard, double garage with car hoist, perfect for the car enthusiast plus double carport for extra car parking. You will also get the perks of cheaper electricity due to the 5.8kW solar power system. Located within walking distances to schools, parks and transport and a short drive to locally famous Charlies Fresh Food Market and the future Morley metro net station. Other Details:-731sqm block with R25 coding giving this duplex development potential.-Granny flat with open plan kitchenette and bedroom, separate bathroom, approx 38sqm -Approx 313sqm under the main roof including double garage.-Main house currently rented at \$600pw on periodic lease which excludes the granny flat, with expected rental return of \$700pw for main house or \$800pw for whole property, with potential for \$270-\$300pw for rear granny flat if you can find the right tenants. -Current tenants wanting to stay or can move out for normal 6 week settlement period.-Council rates of \$2007pa, water rates of 1293pa.-Note: spa in photo has been removed and is not included. Make sure you come to the first home open as family homes like this are a rare find!****UNDER OFFER****