

**8 Southwark Way, Morley, WA 6062**



**Sold House**

Thursday, 7 March 2024

8 Southwark Way, Morley, WA 6062

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 819 m2**

**Type: House**



Nigel Ross  
0892753825

**\$825,000**

Loaded with features and nestled on a spacious block in a prime and tranquil location, this superb 3 bedroom 2 bathroom residence makes for the perfect family home, at the same time doubling as an ideal investment opportunity - if you are that way inclined. A modern galley-style kitchen features double sinks, glass splashbacks, a stainless-steel dishwasher and matching stainless-steel range-hood, gas-cooktop and oven appliances. The separate living/lounge room is massive, whilst an airy dining area is also generous in its proportions, for good measure. Two of the bedrooms are huge in size, inclusive of the master - complete with a ceiling fan, a walk-in wardrobe and an intimate ensuite bathroom with a vanity and toilet. Brilliant in its simplicity is a practical main family bathroom that caters for everybody's needs in the form of a shower and separate bathtub. Outdoors, a covered patio-entertaining area at the rear overlooks a shimmering below-ground swimming pool. There is more than enough room for a trampoline within the backyard, as well as space to laze around under the summer sun - next to the water. You will absolutely fall in love with this home's very close proximity to a plethora of large and lush local parklands, Tonkin Highway, the future neighbourhood train station and other major arteries. Also within a handy radius are Noranda Primary School, Morley Primary School, Morley Senior High School, the Noranda and Galleria Shopping Centres and community sporting facilities. How lovely! Contact Nigel Ross today to find out more about this highly-promising abode! Features include, but are not limited to:

- 3 bedrooms, 2 bathrooms
- Freshly painted
- New timber-look flooring in the living areas
- Large windows, letting ample natural light inside
- Walk-in robe to the spacious master suite
- Minor-bedroom BIR's
- Separate laundry, with external access for drying
- Well-maintained swimming pool
- Solar-power panels
- Five (5) split-system air-conditioning units
- Back-to-base monitored security-alarm system - with a virtual PE beam to the front boundary fence
- Hikvision CCTV security-camera system
- LED down lights
- Feature ceiling cornices
- Skirting boards
- Three-phase power to property
- Security screens on all doors and windows
- New Colorbond fencing on both sides of the property
- Three-phase bore - reticulation to property
- Two (2) large powered garden sheds
- Low-maintenance landscaping/garden design
- Eight (8) fruit trees on the property
- Side single carport
- Shade-sail parking area at the front of the property - under the trees
- Huge 819sqm (approx.) block
- Built in 1972 (approx.)