

**80 Alfreda Avenue, Morley, WA 6062**



**Sold House**

Friday, 18 August 2023

80 Alfreda Avenue, Morley, WA 6062

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1177 m2**

**Type: House**



Nigel Ross  
0892753825

**\$635,000**

This massive 1,177sqm (approx.) development block boasts exciting triplex-subdivision potential and currently plays host to an original 3 bedroom 1 bathroom brick-and-tile home that can easily be renovated and lived in - or rented out once renovated. There is also a "granny flat" at the rear, whilst a super-generous frontage is great for those wanting to split the lot down the middle, only adding to the property's excellent development appeal. The backyard is somewhat of a "blank canvas" and can be whatever you want it to be, overlooked by a covered outdoor patio-entertaining area. There is plenty of parking on offer too, including enough carport space for multiple vehicles. The future local train station is currently under construction and just a stone's throw away, with Noranda Primary School also only walking distance from your front door. Lush local parks, bus stops, other excellent schools, local shopping villages, the Galleria Shopping Centre, community sporting facilities and major arterial roads for seamless access to the city, Perth Airport and even our picturesque Swan Valley are also only minutes away in their own right for living convenience. What a magnificent opportunity this one is! Contact Nigel Ross today to find out more and secure your future! Features include, but are not limited to:

- Huge 1,177sqm (approx.) development block with triplex-subdivision potential
- Subject to local-council and WAPC approvals
- Original 3x1 brick-and-tile home
- Large front lounge room
- Separate dining area
- Patio entertaining
- Granny flat with its own kitchen and open-plan living/meals area
- Under-cover carport parking for 2-3 vehicles
- Generous 26.44-metre (approx.) frontage