

# 9A Morphett Crescent, Bateman, WA 6150

## Sold House

Friday, 1 March 2024

9A Morphett Crescent, Bateman, WA 6150

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 350 m2

Type: House



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## Contact agent

NOW UNDER OFFER - MORE BATEMAN PRIME PROPERTIES WANTED - MISSED OUT BUYERS! Nestled in the prestigious RSHZ and facing the stunning lake and parklands, this beloved family starter home or downsizer, held by one owner for over 28 years, is now ready to open its doors to new memories. Offering the perfect blend of low maintenance living and prime location, this 1995-built gem is a rare find in the sought-after suburb of Bateman. Key Features Include:

- **Prime Location:** Directly opposite picturesque parklands and lake, in the heart of RSHZ, ensuring peace, tranquility, and unbeatable views.
- **Lock Up & Leave:** With a roof-tiled, ceiling-lined double carport (easily convertible to a garage with a roller door), this home is perfect for those seeking undercover for cars and boats alike, low-maintenance lifestyle.
- **Spacious Living Areas:** Two inviting living spaces, including a front formal lounge with abundant natural light, and an expansive open-plan living, family, and separate meals area, all with easy-to-maintain tiling.
- **Generous L-shaped kitchen:** A large kitchen with ample preparation space, perfect for cooking enthusiasts, featuring enough room for all your appliances. It includes a gas cooktop and built-in oven and rangehood.
- **Indoor/Outdoor Living:** An enclosed sunroom/indoor alfresco area with sliding door access to the rear, complete with beautiful retained garden beds and a brick-paved path leading to a serene sitting area.
- **Master Suite:** A newly carpeted master bedroom at the entrance, with a split A/C unit, a large walk-in robe and an ensuite bathroom adorned with cool blue tones, a glass shower screen and a separate vanity.
- **Additional Comforts:** Two minor bedrooms, each carpeted with built-in robes (BIR) and a fan in one room, a second bathroom and outdoor block-out shutters throughout the home for added privacy and comfort.
- **Educational Advantage:** Within the catchment area for Bateman Primary School and RSHZ catchment, offering excellent educational opportunities.
- **Front and rear landscaped gardens** – easy care reticulated and landscaped garden beds for ‘set n forget’ minimal upkeep. This modern built yet classic style home offers an unparalleled opportunity to own a piece of Bateman's serene lifestyle, with all the conveniences of modern living and the added bonus of a picturesque location. Whether you're enjoying the natural light-filled living areas, preparing meals in the spacious kitchen or relaxing in the peaceful outdoor sitting area, this home is sure to capture your heart. Don't miss out on this exceptional offering. Make this cherished, easy-care home yours and enjoy the best of Bateman living. Contact us today to schedule your viewing!