

**A/14 Ludlands Street, Morley, WA 6062**



**House For Sale**

Wednesday, 12 June 2024

A/14 Ludlands Street, Morley, WA 6062

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 330 m2**

**Type: House**



Cheng Liu

0433970411

## Fixed Date Sale

All offers presented on or before 17/6/2024. Owner reserves the right to accept any offer prior to this date. Nestled adjacent to the serene Waltham Reserve, this impeccably designed residence, built in 2020 and still within state builders' warranty, offers the epitome of modern living combined with tranquil surroundings. Boasting a myriad of features tailored to meet the needs of contemporary families, this four-bedroom, two-bathroom haven with a separate powder room is a testament to comfort, convenience, and style. Step inside to discover a world of luxury, beginning with the spacious Master Bedroom retreat. Here, indulgence meets practicality with an ensuite bathroom complete with two separate sinks for personalized comfort, a water closet for added privacy, and a dedicated shower room. The walk-in robes provide ample storage, ensuring a clutter-free sanctuary for relaxation and rejuvenation. Additionally, the master bedroom boasts a fixed wall TV for added entertainment. Adjacent to the Master Bedroom, two generously sized bedrooms with built-in robes offer comfort and privacy for family members or guests. Meanwhile, a fourth bedroom near the entrance provides versatility, boasting views of the front compound and adding a touch of elegance to the living experience. This fourth bedroom can alternatively serve as a theatre room, featuring a massive screen setup for immersive entertainment. There is also the convenience of a separate powder room, meticulously designed for guests' comfort, enhancing the functionality and elegance of this remarkable residence. The heart of the home lies in the open-concept Kitchen-Dining-Family area, where functionality meets style seamlessly. The kitchen, equipped with Smeg appliances and an island bench, beckons culinary creativity while fostering effortless social interaction. Moreover, a drop-down ceiling for the kitchen bench with lights enhances both aesthetics and functionality. Adorned with tile flooring, this space exudes warmth and sophistication, creating an inviting ambiance for gatherings and everyday living. For those who love to entertain or simply savour the outdoors, the dining area opens out to a side alfresco area, perfect for alfresco dining or relaxing amidst the gentle breeze. The family room features a designated wall for a hanging TV, further enhancing entertainment options. Practicality meets elegance throughout the residence, with features such as ducted heating that can be controlled separately in each room, ensuring personalized comfort. Additionally, fixed CCTV cameras provide security and peace of mind, with the added convenience of accessing them via a mobile app. A separate study nook with fixed cupboards caters to those in need of a dedicated workspace. The remote-controlled double car lock-up garage, with convenient side access to both the alfresco area and the Kitchen-Dining space, ensures effortless transitions between indoor and outdoor living. Adding to the allure, a large custom-built front main door, measuring 2340x1200, welcomes you into this captivating abode, seamlessly blending functionality with sophisticated design. High ceilings and a customized front elevation add to the grandeur of the space. Situated on a generous land size of 330 square metres, this residence presents endless possibilities for creating the lifestyle of your dreams. Whether you seek a peaceful retreat or a vibrant hub for social gatherings, this home offers the perfect canvas for realizing your vision. Don't miss the opportunity to make this exquisite residence your own. Embrace modern living in a picturesque setting and embark on a journey of comfort, convenience, and serenity amidst the beauty of Waltham Reserve. Located within proximity to many establishments and amenities including:- Morley Market, Coventry Village Shopping Centre, Galleria Shopping Centre, Bedford Fair Shopping Centre, Crimea Shopping Centre, Lincoln Village Shopping Centre.- Close to nearby schools: Morley Primary School, Weld Square Primary School, Infant Jesus School, Noranda Primary School, Northeast Metropolitan Language Development Centre, Embleton Primary School, John Forrest Secondary College, Hillcrest Primary School, Weld Square Primary School, Chisholm Catholic College.- Easy walk to multiple parks and nearby coffee shops.- Close distance to the following parks: Crimea Park, F J Beales Park, Waltham Reserve, Rhodes Reserve, Farnham Reserve, Strutt Way Reserve, Deschamp Reserve, Dick Lucas Park, Silverwood Reserve, Hawkins Reserve, Mckenzie Reserve, Nora Hughes Park, Rudloc Reserve.- Short distance to Bayswater Wave which is a great recreation centre.- Near to the New Metro Link stations at Morley and Bayswater.- Approximately 11 minutes' drive to the CBD and to Perth Airport.- Easy access to Tonkin Highway. Disclaimer: The information provided herein has been prepared with care however it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.