

16 Cooper Road, Morley, WA, 6062



House For Sale

Friday, 30 August 2024

16 Cooper Road, Morley, WA, 6062

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Nigel Ross
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Opportunity Knocks - Turn Vision Into Reality!

The endless potential here should not be underestimated, with this unique property suitable for all types of buyers - inclusive of young families and those seeking their next investment opportunity or exciting project.

This charming 3 bedroom 1 bathroom gem is not just a cosy retreat - it's a canvas for your future plans. Nestled on a generous 822sqm (approx.) block in a peaceful, family-friendly street, this delightful home - that also happens to be in exceptional condition - offers the ideal blend of comfort and versatility.

Inside, you'll find two spacious living areas and an open-plan kitchen that's ready to be the heart of the house. Rich polished wooden Jarrah floorboards add a touch of elegance and character, whilst a semi-enclosed alfresco or sunroom out back is brilliant in its flexibility.

Welcoming you is an inviting and sunken front lounge room - carpeted under foot and comprising of a gas bayonet for heating, as well as a fireplace recessed into a feature brick wall. A spacious and carpeted family room also has its own gas bayonet, as well as a ceiling fan. It connects to the dining area - and adjacent kitchen, whilst also extending outdoors for entertaining.

The kitchen itself is graced by character timber cabinetry, a range hood, electric cooktop and separate stainless-steel Westinghouse oven. The master bedroom is huge and has a ceiling fan, with the practical bathroom playing host to a shower, vanity and decent built-in storage. There is a separate laundry too, for good measure.

Outside, you'll appreciate the practicality of a large single-width lock-up garage/workshop at the rear, a separate tandem lock-up double carport preceding it and a working bore. The outdoor pergola-entertaining area splendidly overlooks a massive "blank canvas" of a backyard that can be whatever you want it to be, leaving more than enough room for a swimming pool or "granny flat" down the track, if you do indeed decide to stay put.

Dreaming of more? This terrific property is primed for possibilities. With the right touch, you could either renovate and enjoy or explore its scope for redevelopment. The zoning allows for two residences - knock down and rebuild, or retain the front house and subdivide the back.

With some modifications, the potential is there to make it work, subject to Western Australian Planning Commission (WAPC) and council approvals, of course.

A host of bus stops can be found nearby, with the sprawling Noranda Sporting Complex, the Morley Bowling Club, Camboon Primary School and Noranda Shopping Centre all within easy walking distance. Don't forget about the very close proximity to other lush local parklands, Morley Senior High School, the Galleria Shopping Centre, the Coventry Village markets, future local train stations, the Perth CBD, surrounding entertainment hotspots, major arterial roads and so much more. Talk about a perfect position, ready for something special to be created!

Contact Nigel Ross to register your interest in this outstanding home, today!

Features include, but are not limited to:

- Solid brick-and-tile construction
- Verandah entrance, with shade blinds
- Two (2) separate living areas
- Central open-plan kitchen and dining space
- Electric cooking appliances
- Large master bedroom

- Practical bathroom
- Separate laundry
- Semi-enclosed rear sunroom/alfresco - or potential games room
- Covered outdoor entertaining
- Huge backyard with plenty of potential
- Ducted-evaporative air-conditioning
- Gas-bayonet heating
- Feature ceiling cornices
- Skirting boards
- Security doors and screens
- Solar hot-water system
- Working bore on the property
- Tandem single-width lock-up two-car carport
- Direct access into a large lock-up garage/workshop at the rear
- Generous 18.95-metre (approx.) frontage
- Spacious 822sqm (approx.) block
- Exciting subdivision and retain-and-build potential with modifications - subject to WAPC/council approvals