

**19 Spruce Road, Morley, WA, 6062**

**House For Sale**

Sunday, 8 September 2024

19 Spruce Road, Morley, WA, 6062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Drew Hancock  
0892722488

## Convenience and Location All In One!

Conveniently located close to schools, shopping centres, public transport and just short stroll to Emberson Reserve, this property is ideal for first-home buyers, downsizers or investors seeking a solid home in a great location.

The enormous living room is bathed in natural light, with five windows that create a bright and inviting atmosphere, seamlessly flowing into the dining and kitchen spaces. The kitchen, while retaining its original charm, offers plenty of storage and functionality. Each of the three bedrooms is generously sized, with the master bedroom featuring a built-in robe for added convenience. The centrally positioned bathroom ensures easy access for all.

Outside, the low-maintenance yard provides an ideal space for outdoor relaxation or entertaining. The property also boasts a double garage, offering secure parking and extra storage, making it a fantastic opportunity for buyers looking for comfort and practicality in a prime location.

The location is supreme being located short distances from Bayswater Waves, Coventry Market, the airport and also with great connectivity to Tonkin Highway.

### Other Features:

- New carpet
- Master bedroom with built-in robes
- Secure double garage
- Low maintenance outdoor entertaining space
- Gas cooktop
- Ducted reverse-cycle air conditioning

### Approx Rates:

Council: \$1,806.93 P/A

Water: \$1,127.64 P/A

All offers presented as received on or before the campaign end date of 5:00pm Tuesday the 17/09/2024 (IF NOT SOLD PRIOR). The seller reserves the right to accept an offer prior to the campaign end date.

For sale now with Drew Hancock of Beaucott Property, contact Drew on 0411 870 780 to arrange an inspection of your next potential home.