

**2 Churt Place, Morley, WA, 6062**

**Professionals**

**House For Sale**

Saturday, 14 September 2024

2 Churt Place, Morley, WA, 6062

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



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## **BIG CORNER BLOCK WITH FAMILY-SIZED HOME**

Act quickly to secure this Spacious 4 (or 5) Bedroom home on a Beautiful BIG 758m<sup>2</sup> corner block, situated within walking distance to shops and parks.

Perfectly suited to Families, or those with an eye for possible future development, this Amazing home is sure to impress.

You'll be surprised by all the space on offer here - Both inside and outside.

With manicured Bore Reticulated Gardens and a welcoming front porch, you'll know this is the one for you as soon as you step foot inside.

The home has been well maintained and loved by it's current owners for the last 11 years and it really shows.

The gorgeous timber floors feature throughout a large section of the home, combined with the generous internal Living spaces that are more than impressive.

From the front entrance, 3 Bedrooms are grouped together, with one of them being the original "Main Bedroom".

This one is the largest of the minor bedrooms and features a double-door full-height mirrored sliding door robe, with the two other minor bedrooms also boasting robes (bedroom-3 has a freestanding robe that can stay).

The Main Bedroom is separate from the rest of the bedrooms and also features a triple-door sliding mirrored robes, with plenty of room for a King-size suite in this space.

This room also boasts views to the rear decked area and lush gardens.

The Central Living/Lounge Room is another generously-sized space and features dual access to this area with timber floors and views to the front porch and gardens.

The well equipped Kitchen has had some recent updates and features gas cooking, a Dishwasher & Breakfast bar, with a large Dining area sitting adjacent to the kitchen and sliding door access right out to the beautiful outdoor entertaining area.

A separate Theatre Room or 5th Bedroom or Study/Office runs right off the dining area and is a fantastic multi-purpose space that can be tailored to your specific need.

The current owners are using this space as a Theatre room, but it could just as easily be turned into an Activity room or Rumpus room as well.

Before heading outside, to finish off inside we have the renovated Bathroom with shower and separate bathtub, Laundry with overhead cupboards and another exit door to the rear garden.

Outdoor living here is magical, with a large Decked Patio area featuring roll-down blinds to keep you protected all year around, and beautifully kept gardens that just invite the kids and dogs to run around having unlimited fun!!

There's an abundance of room for swings and trampoline out the back, with mature and shady trees adorning the garden and beautiful bore reticulated grassed areas.

### **ADDITIONAL PROPERTY INFO;**

- Built approximately 1969
- Brick & Tiled Roof Construction
- Extension is under a metal roof
- Double Carport with additional parking spot for Trailer
- Private front yard with Covered Front Porch/Verandah
- Security screen to front entrance with beautiful Timber floors

- ?Central Family Room with Timber Floors, Curtains & dual access to this space
- ?Dining/Meals area with Tiled floor
  - Reverse cycle Split system A/C (recently installed) & Gas bayonet point for heater
  - Sliding door access to rear patio with security screen door
- ?Kitchen: 600mm 4x Burner Westinghouse Gas Hotplate & 600mm Gas oven
  - Stainless Steel Rangehood, Dishwasher & Double door Pantry
  - Breakfast Bar, Double sink & Overhead cupboards with wine storage
- ?Separate Theatre Room / Study / 5th Bedroom
- ?Main Bedroom features Timber floors & Triple full-height sliding mirrored-door robes
- ?Bedroom-2 (Ex- main bedroom): Double door full-height mirrored door robes, Tint & security screen, Timber floors
- ?Bedroom-3 (@ front): Timber floors, Double full-height mirrored door robes, Tint & security screen, Curtains - fits a double bed easily
- ?Bedroom-4 (@ side): Timber floors, Robe can stay, Security screen - Currently has a queen bed
- ?Renovated Bathroom: Bath, Shower, Wide Vanity unit, Exhaust fan/Heater
- ?Double Linen in Hallway
  - Triple Full-height sliding door Linen/Storage in hallway
- ?Laundry: Overhead cupboards - 1x WC
- ?Security screens to doors & windows
- ?Patio area: Awesome Decked area with Roll-down blinds
- ?Automatic Bore Reticulation
- ?Rear yard: Loquat & Lemon tree with large Grassed areas
- ?Hot Water System: Gas storage
- ?Block Size: Approx 758m<sup>2</sup>- Corner block Zoned R25
- ?Shire Rates: Approx \$2,011.77 per annum
- ?Water Rates: Approx \$1,195.55 per annum

This location is Unbeatable.

Situated within walking distance to a thriving local shopping centre, and close to Noranda Shopping Centre or the Galleria, you couldn't be better located.

Drive 20 minutes to the Perth CBD, or 10 minutes to the magnificent Swan Valley with it's vast array of wineries and restaurants.

The Airport is only 15 minutes away making this a great spot for FIFO workers too.

Great choices of Schools, Parks and Public transport very handy as well.

This one will not last, so get in touch today to arrange an inspection.

Call today to arrange a viewing, or check the website for our next schedule open home.

DISCLAIMER: This property description has been written to the best of our ability based upon the seller's information provided to us and may be subject to change. Whilst we use our best endeavours to ensure all information is correct, no warranty or representation is made as to its accuracy, buyers should make their own enquiries and investigations to determine all aspects are true and correct.