

# 89 Collier Road, Embleton, WA 6062

BEAUCOTT PROPERTY

## House For Sale

Saturday, 29 June 2024

89 Collier Road, Embleton, WA 6062

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 518 m<sup>2</sup>

Type: House



Emma Proud  
0892722488

## Offers in the \$600,000's

What a unique opportunity! This charming 1960s three-bedroom home sits on a green title 518sqm block zoned R60/R100, offering limitless potential. Endless Possibilities:

- Divide into three blocks
- Build a unit development

All in a prime central location, just a stone's throw from the Morley Galleria and the upcoming Morley train station. This beauty offers elegance and charm throughout with stunning floorboards and high ceilings, a spacious kitchen and separate area that offers easy access to the garage and rear patio plus peace of mind with security doors and windows. Watch and relax the kids or pets play in your fully enclosed front garden and enjoy plenty of room in the spacious rear yard for outdoor activities or a spot of gardening. Offering modern conveniences such as:

- Bosch Gas Hot Water System
- 9 x Solar Panels
- Split Air Conditioners
- Gas Bayonet in lounge room
- Ceiling fans in all bedrooms
- Working Bore Reticulation for easy and sustainable garden watering
- Rainwater Tank

You'll have access to convenient and secure parking with your double garage with rear access as well as convenient city access from the bus route into the city, you'll be close to the Beaufort Street Café Strip and near to the Bayswater Waves, plus in the zone for Primary and Secondary schools. Offers presented to the owner on Monday the 8th July 2024. (if not sold prior) Please call Aaron on 0417 931 604 or Emma on 0412 499 568 for more details.