

**Lot 32, 75 Wolseley Road, Morley, WA 6062**

**Sold Residential Land**

Friday, 1 March 2024



Lot 32, 75 Wolseley Road, Morley, WA 6062

Area: 811 m2

Type: Residential Land



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**\$720,000**

Enviably positioned in one of Morley's most sought-after and convenient pockets, with an array of popular local amenities at your fingertips, this prime 811SQM DUPLEX POTENTIAL DEVELOPMENT SITE inspires exciting possibilities for the future. Currently playing host to a neat & tidy 3-bedroom, 1-bathroom cottage, whether you decide to move in and make your own (at the end of the current lease), keep it as an investment, subdivide into 2 luxury new homes or simply unleash your creativity with the home of your dreams, the future here is bright indeed! WELCOME HOME to 75 Wolseley Road Morley. THE FEATURES YOU WILL LOVE: • 811sqm in total (approx.) • 19.03m Frontage & Depth of 42.61m • R25 zoning allowing 2 luxury new homes or alternatively the home of your dreams • Neat & Tidy circa 1960 cottage featuring 3 well-proportioned bedrooms (each with ceiling fans), 1 bathroom with Jarrah cabinetry plus 2 toilets, a spacious front lounge, separate open plan kitchen/diner with gas cooking, a versatile rear living area overlooking the backyard, split system air-conditioning, alarm system, a generous outdoor entertaining area, powered shed, double carport plus bore reticulation to keep the leafy gardens lush all year round. • Currently tenanted on a fixed term lease • Convenient position close to a host of local amenities THE LIFESTYLE YOU WILL LIVE: • 190m to #347 bus stop • 400m to Noranda Sporting Complex • 700m to Lincoln Road Shops, home to Linc's Café, Bombay Hut Indian Restaurant, mini-mart, newsagent and hairdresser to name a few • 700m to FJ Beatles Reserve • 950m to Hawaiian's Noranda Shopping Centre • 1km to Noranda Recreation Centre • 1.3km to Camboon Primary School • 2.2km to Morley Senior High School • 2.4km to Morley Galleria Shopping Centre & Coventry Village Markets • 10.4km to Perth CBD \*distances above are approximate only PLEASE NOTE: (1) THE PROPERTY IS TO BE SOLD ON AN "AS IS - WHERE IS" BASIS WITH NO SELLER REPRESENTATIONS OR WARRANTIES (2) ALL AREAS & DIMENSIONS PROVIDED ARE APPROXIMATE ONLY & SUBJECT TO SURVEY (3) PHOTOS DEPICTED ARE FOR ILLUSTRATION PURPOSES ONLY AND CURRENT PRESENTATION MAY VARY For further details, please contact Philip Dikolli on 0405 760 688 or email [philip@passmore.com.au](mailto:philip@passmore.com.au) \*\*\*Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be verified if relied upon, before entering into any Contract of Sale\*\*\*