

**7/8 Hovea Ct, Morley, WA, 6062**



**Villa For Sale**

Sunday, 8 September 2024

7/8 Hovea Ct, Morley, WA, 6062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Darcy Glynn  
0893883911

## Are you looking for safe, secure and peaceful?

Set Date Sale: Absolutely all offers presented 4.00pm Tuesday 17th September 2024.

\*Contact Darcy for buyer feedback range\*

Please note that enquiries without a phone number will have a longer response time.

Floorplan available upon request.

### What we love

This tastefully renovated and impeccably presented 2-bedroom, single level unit is the ultimate in lock and leave living. With a renovated, kitchen, bathroom and laundry as well as hybrid flooring throughout the living areas, this unit is ready to move in. Situated in a quiet cul-de-sac with easy access to all amenities and main arterial roads, you will love the lifestyle this new home provides.

The entry to the home opens to the lounge room, which provides lots of natural light and equipped with reverse cycle air-conditioning, perfect for relaxing afternoons. The lounge leads the kitchen and dining area, the fully renovated kitchen is an excellent size with ample storage and bench space, gas cook top and dishwasher. The dining leads out to the rear courtyard with both undercover and uncovered areas, garden shed and side gate access. Two sizeable bedrooms, the master with reverse cycle air-conditioning and both with mirrored built-in robes, are separated by your full bathroom, with separate shower and bath. The fully renovated laundry has lots of storage and separate water closet make up the rear of the of the home.

Hovea gardens is a small, well-kept complex, made up of 9 lots at the end of a cul-de-sac with Wattle Park and the local shopping centre a short walk from your doorstep. This property is the perfect lock and leave property for you.

### What to know

- 150m<sup>2</sup> Total strata area
- 78m<sup>2</sup> Internal living
- 57m<sup>2</sup> Back yard
- 1987 year of build
- Under-roof carport
- Hybrid flooring to living areas
- 2 x Split system air-conditioners
- Renovated kitchen
- Dishwasher
- Gas cooktop
- Mirror BIR in bedrooms
- Renovated bathroom
- Separate shower and bath
- Renovated laundry
- Council rates - \$1,751.18 p/a
- Water rates - \$1,003.21 p/a
- Strata fees - \$798.25 p/q

### Who to speak to

Darcy Glynn

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