

Sold



4 Wattle Dr, Morley

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## ADD VALUE TO THIS FAMILY HOME

Do not miss out on this exceptional opportunity to own a charming family home in its original, untouched beauty, nestled in a fantastic street with convenient access to nearby amenities, with fabulous development potential For Sale by "Expressions of Interest" with all offers to be submitted by Tuesday, 21 November 2023 at 4.00pm (AWST) (unless sold prior).

Step into this generously spacious 4 bedroom, 2 bathroom ex-display home, boasting a thoughtfully designed floorplan that caters to both functionality and versatility. Multiple separate living areas ensure that every family member can enjoy their own private space, promoting harmonious living.

The heart of this home is its central kitchen, offering a delightful view of the expansive backyard bathed in natural light. You'll appreciate the ample counter space and storage options, making it a dream for culinary enthusiasts.

Step outside, and you'll find a capacious undercover entertaining area, the perfect setting for enjoying balmy summer evenings with friends and family.

🚗 4 🚿 2 🚗 2 📏 703 m2

Price SOLD for \$635,000

Property Type Residential

Property ID 17

Land Area 703 m2

Floor Area 167 m2

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

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While a touch of TLC is needed to bring this property to its full potential, it is one where you can certainly add value and make it your own. The property also presents an outstanding investment, in fact, it previously commanded a substantial rental income of \$600 per week.

So whether you're looking for your forever home or a savvy investment, this property has it all. Schedule a viewing today; you won't be disappointed by what this unique gem has to offer.

Features include

- \* Large master bedroom with walk in robe and ensuite
- \* Ensuite with new toilet, modern vanity and large shower recess
- \* Beautiful high ceilings in the living area that creates the feeling of space
- \* Central kitchen with plenty of storage and s/s appliances
- \* Open plan kitchen/meals/living area
- \* All minor bedrooms complete with built-in robes
- \* Separate formal lounge at the front of the house
- \* Seperate formal dining or study
- \* Separate activity room
- \* Ducted evaporative cooling
- \* Split system air conditioning
- \* Large rear gardens
- \* Large paved patio area flowing on from the kitchen and rear living area
- \* Fully enclosed, easy care garden
- \* Double lock up carport (manual doors)
- \* 703sqm block
- \* R25 zoning

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.