

Sold



23 Morolo St, Seville Grove

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## SPACE GALORE FOR ALL

Have you got a collection of cars with no place to park? Or do you have a large family needing their own space, well this delightful, 4 bedroom, 2 bathroom plus activity / study or 5th bedroom home could be your solution.

Perfectly located at the side of a tree lined park, this large family home boasts 211sqm of living, with two distinct living areas: a separate enclosed theatre / lounge with glazed double door entry and a combined kitchen/family & dining area towards the rear, with direct access to outside.

The bedrooms are all generously sized, with all 4 offering built-in storage. The master bedroom, located upfront, features a walk-in robe and an ensuite. In addition there is a large activity room that could be a teens retreat, study or 5th bedroom.

Outside the A framed entertaining area is an absolute standout, fully paved this space is perfect for all your family gatherings.

A spacious powered workshop with drive-through access via an extra-

4 2 6 824 m2

Price SOLD for \$620,000

Property Type Residential

Property ID 22

Land Area 824 m2

Floor Area 211 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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height double garage sits conveniently to the side, with additional undercover parking for 2 more cars. This setup is a car enthusiast's dream.

It's remarkable that all of this fits on an 824sqm block, while still leaving room for a grassed area and room for a pool.

It is increasingly difficult to find large family homes with a double powered workshop and as much parking space as this, so be quick.

#### FEATURES AT A GLANCE:

- \* Large theatre / lounge room with double glass panel door entry
- \* Huge master bedroom with new carpets, WIR and ensuite
- \* Open plan casual kitchen / family / dining warmed by a wood fire.
- \* Practical & spacious kitchen with plenty of storage kitchen
- \* Stainless steel appliances, dishwasher space and triple width fridge recess
- \* Queen size minor bedrooms, with double BIRS (one with triple)
- \* Separate study / activity / kids lounge or 5th bedroom
- \* Main bathroom offers an enclosed shower, hand basin and bath.
- \* Modern downlights feature throughout the living area
- \* Massive A Framed patio entertaining area
- \* HUGE powered workshop with drive through access from garage
- \* Extra height garage for even the tallest of 4 wheel drives
- \* Additional undercover parking off the street
- \* Large back garden with plenty of lawn for the kids to play
- \* Room for pool
- \* Retic front and rear
- \* 5kw solar panels
- \* Electric instant hot water system
- \* Built in 2005
- \* Large 824sqm block
- \* 211sqm of living
- \* Parkside location

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