



## Morley, 10 Maritana Street

More and More in MORLEY | 4 x 2 | Pool | Spacious

4 2 0

END DATE SALE - All \* offers \* will be presented on the 5th of December 2024 UNLESS SOLD PRIOR

Perfect first home premium portfolio investment can lock and leave

Below are listed some of the main features :-

Renovated top to bottom by professional craftsmen who repointed and sealed the entire roof

New kitchen has Miele dishwasher extensive storage with pendant lighting all consistent throughout the living area

Stone bench tops to all wet areas includes the Butlers Pantry

Washing machine and dryer are extra white good fittings included

New High End lighting fixtures throughout house with certificates

New Professional painting top to bottom inside and outside

**For Sale**  
Please Call \_\_\_\_\_

**View**  
[ljhooker.com.au/PGCFF4](http://ljhooker.com.au/PGCFF4)

**Contact**  
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**LJ Hooker Mirrabooka**  
**(08) 9344 5577**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

6 months old 12kw reverse cycle aircon through out house  
Electric blinds and 4 large bedrooms with wardrobes  
Extra large master bedroom with light up wardrobe  
Comes with smart TV and CCTV security connection  
Ensuite Professionally renovated by Immaculate Bathrooms  
Walk in hobless shower with high end tap fittings  
Rainfall Showers with extended coil hand shower taps  
Powder room with Hollywood light make up mirror  
2k Konichiwa automatic open close electric toilet bidet with seat warmer  
Brand new main bathroom has full size bath walk in hobless shower and High End tap fittings  
Dedicated office with ample storage ( big 5th bed room if required )  
6.5m pool installed by WA Fibreglass Pools built to high end specs with colour LED lighting  
Pool comes with a robotic cleaner called Robo turning 6 months old this December  
Garden beds all on retic with established 8m pencil pines front and back needing very low maintenance  
For the fur babies fully enclosed Cat run and Dog run with private accesses for each  
Large established feature mango tree called Mango has become a childrens Ent housing a tree house  
Outback Skillion patio ( Shire approved ) provides plenty of alfresco sail hooks everywhere for various shades  
Exposed aggregate driveways pathways pool area and back alfresco for reassured solid easy care longevity  
Extra high ( ~ 10ft ) front carport with remote door can park 2 big cars under cover with side storage also enclosable  
Second driveway park caravan truck or speed boat several front parking bays for visitors  
6.8kw solar panels with top of the line Canadian Solar panels and top of the line 5kw Fronius Converter ( WiFi ready)  
Engineered 6m Attic with pull down staircase attic has much shelving for storage  
Gas bayonet in house for gas heater and the gas heater comes with house like the white goods  
New Hybrid waterproof flooring through out the house ( 25 year guarantee ) with new skirting  
Very friendly neighbourhood so watch out and in a cul-de-sac location  
Security cameras there are four currently and can be easy accessed through wi-fi on your phone  
( You must use the TV to view them when you make any changes to the hard drive etc )  
The central feature wall walk in linen press has incredible storage and a large gun safe  
( Gun safe comes with house no guns though )  
All in all this is a great house though with lots of features plenty of extras and sold with convenience family activity and fun in mind

Brief //

You're going to just love living here in this cul - de - sac where your pets can become celebrities

Masterfully crafted tip to toe with every bell and whistle just perfect for Christmas as a gift to the family

This home was built with extra special quality to enjoy living in it for some lucky Buyer

Be fast to visit this low maintenance monumental masterpiece right next to Charlies public transport and the new Train Stations



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## Features //

Naturally cool property due to position and orientation - nice neighbours - zero strata - but the home has too many features to mention please come and have a look

## Property //

4 bedrooms 2 bathrooms 2 carports 1 study 1 boat bay 1 pool this neat property has something for everyone with plenty of space for a variety of uses

## Lifestyle //

This area has too many renowned and exciting areas to mention with the stunning shops and parklands starting from the very doorstep with Allan Hill Park and Charlies Fresh Food Markets whilst offering super conveniences like Beechboro Central for all your shopping needs and Star-Mites Gym for exercising or Varsity Sports Bar for easy social fun and delightful food and coffee

This convenient property is in a functional location with very low maintenance costs perfect for downsizers young families minimalists and secure lock and leave investing

## Location //

- 225m Bus stop
- 10km to Perth CBD
- 225m Allan Hill Park
- 2km Star-Mites Gym
- 1.35km Charlies Market
- 650m Beechboro Central
- 3.165km Varsity Sports Bar
- 300m Jellybeans Child Care

( All measurements are approximate only )

Don't miss out on this fantastic opportunity to secure your modern family home in MORLEY

Whether you're looking to settle down or invest this property is sure to impress

Contact us today to arrange a viewing and discover all that this wonderful home has to offer

Built : 1984

Rebuilt : 2024

Shire Rates : ( approximately ) \$2197.36 p.a.

Water Rates : ( approximately ) \$1,285.92 p.a

## T&C'S :

- \* End Date Sale - Offers presented 05 | 12 | 2024
- \* The sellers reserve the right to accept an offer prior to the End Date Sale process
- \* Finance offers welcome (A written pre-approval will assist you in the offer process )
- \* Subject to sale offers possible

## Disclaimer:

In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that information is correct

The accuracy of the information provided to you written or verbal cannot be guaranteed



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If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you

## More About this Property

Property ID	PGCFF4
Property Type	House
Land Area	452 m <sup>2</sup>

**Edi Carver 0438 933 506**

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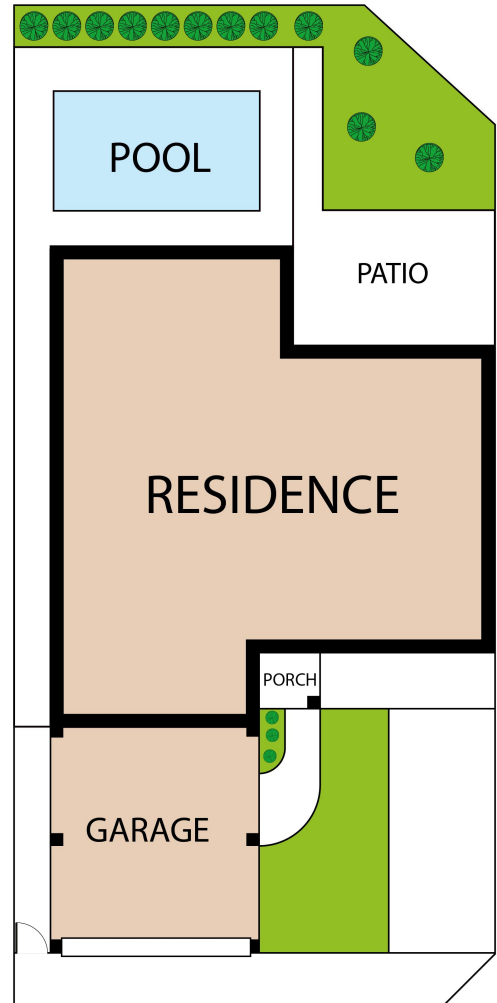
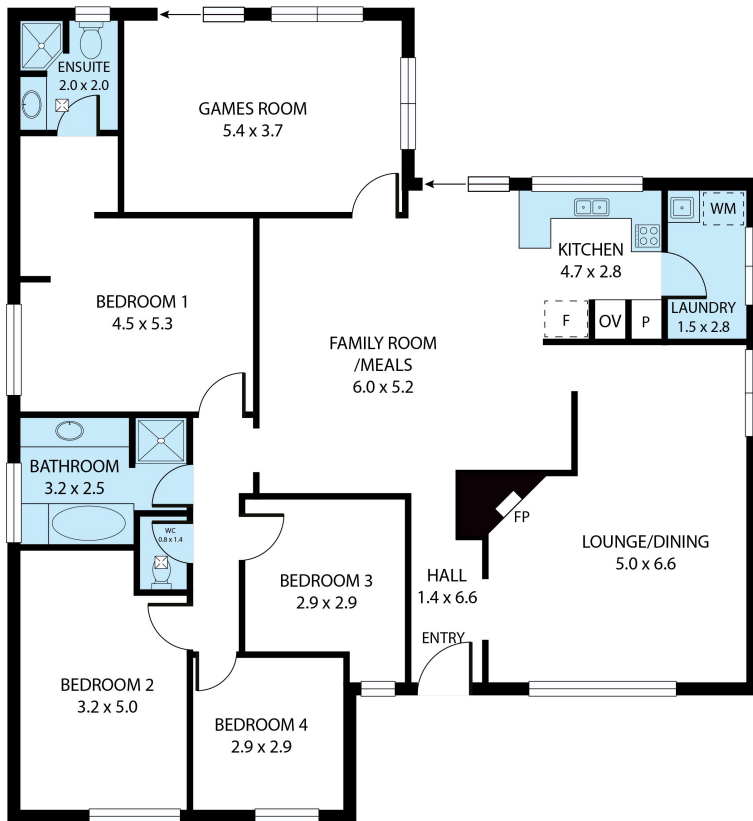
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10 Maritana Street, Morley, WA, 6062

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREAS  
BUILT AREA : 172m<sup>2</sup>