

## Morley, 115A Broun Avenue

Beauty on Broun Avenue - Perfect First Home or Investment - NO STRATA FEES

Welcome to 115A Broun Avenue, Morley. This fantastic size 4 x 2 home built in 2008 is absolutely ideal for a myriad of buyers. Perfect for a young family, or perhaps a couple looking for a home that will grow with them. One for the savvy investor too, there will be no compromise on living space or location with this low maintenance home.

Nestled at the rear, this 336sqm, 2008 built home offers privacy and quiet even though the Galleria is on your doorstep!

Ample parking options with a double garage and parking in front of the home behind a security gate and a private large courtyard not overlooked reinforces what a fantastic home this is.

Be quick, this delightful home will not be around long!



**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.

4 2 2

**For Sale**  
UNDER OFFER

**View**  
[ljhooker.com.au/3QAVFGJ](http://ljhooker.com.au/3QAVFGJ)

**Contact**  
**Katie Lawley**  
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**Jake Tranchita**  
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**LJ Hooker City Residential**  
(08) 9325 0700

What we love:

- \* Fantastic layout
- \* Living and separate family/dining
- \* Split system aircons in living and family/dining and three bedrooms
- \* Solar Panels 6.6KW
- \* Brick store and a shed
- \* Gas cooktop
- \* Walk in robe to master and built in robes in bedrooms 2 & 3
- \* Double garage and added secure gated parking
- \* Heaps of natural light
- \* Brilliant location on the doorstep of Galleria
- \* Lovely courtyard with BBQ area, completely private
- \* Rent potential for investors - \$850 per week

Rates:

Council Rates: \$ 1,955.42 p.a.

Water Rates: \$ 1,021.12 p.a.

## More About this Property

Property ID	3QAVFGJ
Property Type	House
Including	Air Conditioning Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Katie Lawley 0448 682 624**

Sales Executive | [katie.lawley@ljhooker.com.au](mailto:katie.lawley@ljhooker.com.au)

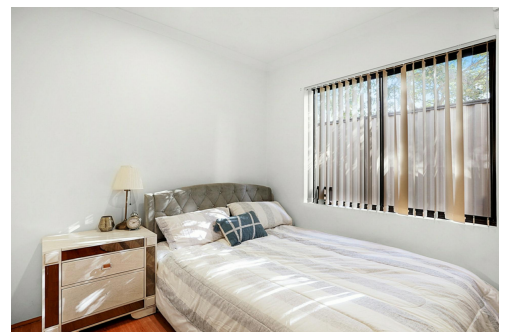
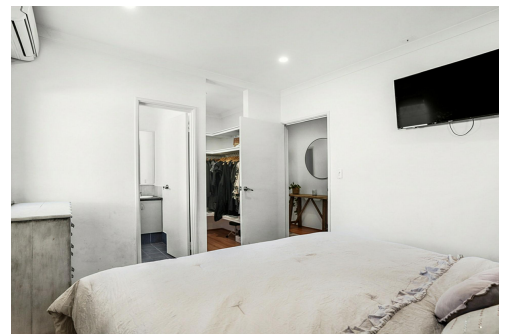
**Jake Tranchita 0415 767 021**

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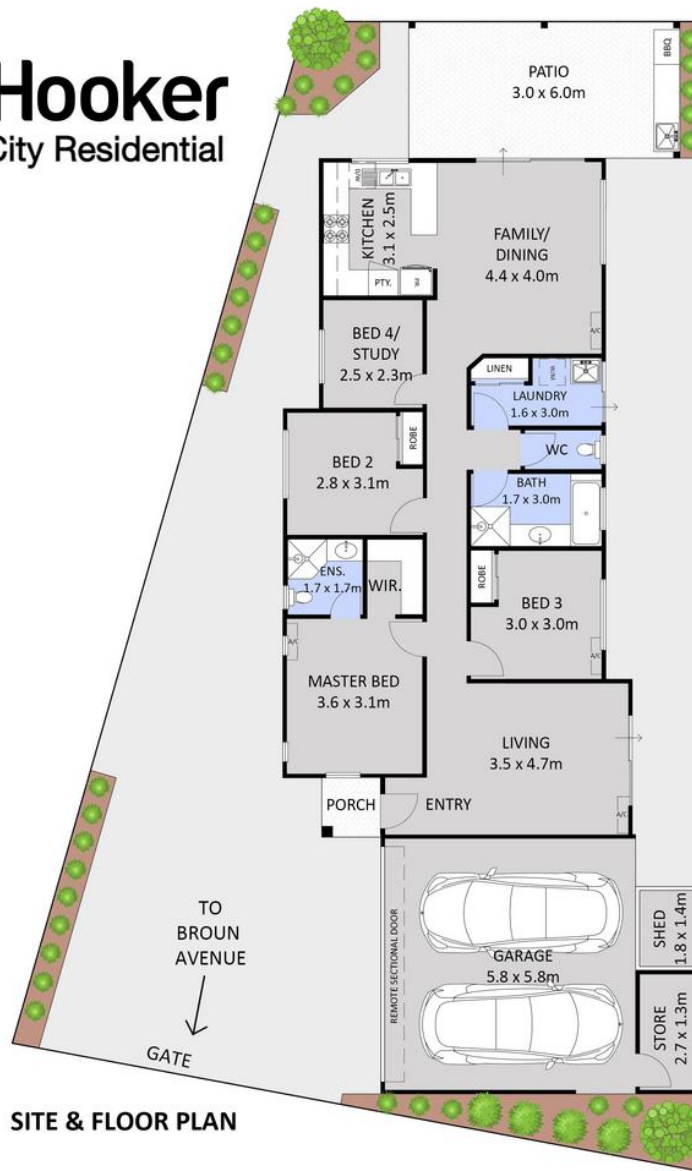
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115A Boun Avenue, Morley, WA 6062

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Block size: 336m<sup>2</sup> Living size: 113m<sup>2</sup> Porch: 2m<sup>2</sup>  
Garage/store: 37m<sup>2</sup> Patio: 18m<sup>2</sup> Shed: 2m<sup>2</sup> Total size: 172m<sup>2</sup>

4 Bedrooms, 2 Bathrooms, 2 Cars

The above plan is an artist's impression only, it includes elements that are for display purposes only and may not be to scale. Measurements do not take into account wall thickness. Landscaping shown is indicative only. Dimensions are approximate. Drawings are only to be used for display purposes. Bookings: contact@jarraiddesign.com



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