



15 Crimea Street, Morley

## Excellent location with great Development Potential!

Discover the Unique Charm of Morley with This Exceptional Property

Located just 450 meters from the vibrant Morley Galleria Shopping Centre and Coventry Village, 15 Crimea Street offers a truly rare investment opportunity. Set on a generous 807-square-meter block, this property features a solid 5-bedroom, 2-bathroom home that presents endless possibilities for the discerning buyer.

A Rare Investment with Tremendous Potential

The real appeal of this property lies in its development potential. Imagine a multi-story complex rising up to three levels, with a 60% site coverage allowance. Alternatively, you could explore the possibility of subdividing the land into 4 or 5 separate lots, each with a minimum area of 159m<sup>2</sup> (subject to standard approvals). This combination of location, size, and zoning offers exciting future prospects.

About the Home

Renovated and lovingly maintained by the current owner since 2006,

5 3 1

**FOR SALE**

Offers over \$1.35M

**AGENTS**

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**AGENCY**

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**LJ Hooker**

this classic Morley residence is neat, tidy, and ready for new ownership. Whether you choose to move in and renovate or hold as a rental while you plan your next steps, the home provides a versatile base for your future development.

The current owner would be happy to remain in the property until they find their next home, and would consider offers with a rent-back option to accommodate this arrangement.

Property Features;

Exterior:

Single garage door with access to the backyard  
Paved driveway

Interior:

Two spacious living areas for family gatherings  
Two dining areas, ideal for entertaining  
Globe lights throughout for a warm ambiance  
Featured ceiling design in the first living area  
Security screen door on the sliding door  
Split system air conditioning in the dining area  
Electric split system in the second dining area  
Evaporative air conditioning for year-round comfort

Kitchen:

Tiled flooring in kitchen, entry, and first living area  
Rangehood and Linea oven for modern cooking  
Westinghouse electric stove  
Ample overhead kitchen cupboards for storage

Bedrooms and Bathrooms:

Five generously sized bedrooms  
Two bathrooms  
Built-in wardrobes in the main, second, and third bedrooms

Outdoor Space:

Set on a spacious 807m<sup>2</sup> block  
Patio area at the back for outdoor entertaining  
Veggie garden space for the green thumb  
Shed for additional storage  
Paved area for extra utility

## MORE DETAILS

Property ID	PMJFF4
Property Type	House
House Size	326 m2
Land Area	807 m2
Including	Toilets (2)

**Jatin Sethi 0416 168 064**

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