



15 Croesus Street, Morley

Low Maintenance Living !

Nested at the front of a small group of 5, this home is situated in a quiet cul-de-sac. This well-appointed 4-bedroom, 2-bathroom home offers privacy and a relaxed family lifestyle in a well-connected pocket of Morley.

Step inside and to your left you will find a comfortable theatre/lounge room —the first of two separate living areas that offers flexibility for family living. Also privately positioned at the front of the home is the master bedroom which includes a generous size 3 door built-in-robe and ensuite bathroom all styled with a cohesive modern finish.

A Blackbutt solid timber floored hallway leads into the spacious open-plan hub of the home where the kitchen, dining and living areas seamlessly flow together. The kitchen is well appointed with 900mm stainless steel oven, gas cooktop, canopy rangehood, white Siemens dishwasher, a generous extra-large fridge recess to accommodate a side-by-side fridge, pantry, internal shoppers' entry from garage along with ample power-points for appliances and a large benchtop — perfect for casual meals, homework or entertaining. The adjoining living room offers a spacious, relaxed and comfortable space for everyday living, with plenty of room for the entire family. Sliding doors lead out to a paved alfresco area which extends the living space and offers a great place to unwind and entertain.

4 2 2

FOR SALE
UNDER CONTRACT

AGENTS

Daniel Colbert
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AGENCY

LJ Hooker City Residential
(08) 9325 0700

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Two bedrooms, comfortably sized and carpeted for comfort all with built in robes are positioned at the rear of the of the home with easy access to the main bathroom, which includes both a shower and a bathtub. An additional bedroom also boasting a built-in robe located just off the kitchen and dining areas adds great flexibility —potentially for use as a guest room, nursery, or a dedicated home office. A well-arranged and configured laundry offers ample storage space with wide built-in storage either side along with a second toilet adding further practicality to this well-designed layout.

Public transport is also easily accessible, with nearby bus routes on Beechboro Road North offering direct commuting connections to Morley train station.

Now vacant, this property is ready and waiting for you to move right in at settlement with no tenancy to finalise

4 Bed | 2 Bath | 2 Car

- Two living areas offering flexibility for family living
 - Modern & neutral design, functional layout
 - Solid "Blackbutt" timber flooring
 - Private master bedroom with large BIR and ensuite
 - Open-plan kitchen, living and dining area
 - Kitchen with 900mm built-in stainless-steel cooking appliances
 - White Siemens dishwasher
 - Secure double remote garage with extra storage and access directly into the house
 - Rheem Continuous flow Gas Hot Water System
 - Samsung Reverse Cycle Ducted Air Conditioning throughout the home
 - Large Paved Courtyard
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- Agents Note- Rooms and Courtyard shown with furniture are computer generated images.

Points of interest (all distances approximate according to Google Maps)

- 350m to the nearest bus stop
- 350m to Allan Hill park
- 2km to Charlies fresh food market
- 2.8km to Bayswater Waves Aquatic Center
- 3km to Morley Train Station
- 4.4km to Galleria Shopping Centre
- 9.8km to Perth Domestic Airport
- 11.1km to Perth CBD
- 14.4km to Perth International Airport

Invest or nest —this property is perfect to enjoy and occupy yourself or find the ideal tenant with an estimated rental return of \$800-\$850 per week.

Rates & Dimensions

- Council Rates \$2,369.44 pa
- Water Rates \$1399.40 pa
- Total Land Area 410m2

MORE DETAILS

Property ID 3UX0FGJ
Property Type House

Daniel Colbert 0414 337 434

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Residence 163m² | Porch 1m² | Garage 35m² | Alfresco 9m² | Store 7m²
Total Area 215m² | Total Strata Lot 410m²



This floor plan is for illustrative purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and any other information shown are for approximate purposes only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. City Directive will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose.
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