



## Morley, 150 Crimea Street

Retain and Build | 3 x 2 | Park | Spacious

3 2 2

END DATE SALE - All \* offers \* will be presented on the 19th of December 2024 UNLESS SOLD PRIOR

### Brief //

Perfect premium portfolio investment can renovate or detonate potential to retain and build  
Be fast to visit this large brick and tile development block right next to the popular Crimea Park and Shops public transport and the new Train Stations

### Features //

Naturally cool property due to sunset position and orientation - nice neighbours - jarrah floorboards - needs TLC

### Property //

3 bedrooms 2 bathrooms 1 carports something for everyone with plenty of space for a

### For Sale

End Date Sale

### View

[ljhooker.com.au/PGRFF4](https://ljhooker.com.au/PGRFF4)

### Contact

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**LJ Hooker Mirrabooka**  
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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

variety of uses

#### Lifestyle //

This area has too many renowned and exciting locations to mention with the stunning shops and parklands starting from the very doorstep with Crimea Park and the Panini Bar Food Market whilst offering super conveniences like The Galleria for all your shopping needs and REVO 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 simple maintenance costs perfect for young families and secure lock and leave investing

#### Location //

Morley Prime Position

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 : 1971

Shire Rates : ( approximately ) \$2,000 p.a.

Water Rates : ( approximately ) \$1,100 p.a

#### T&C'S :

- \* End Date Sale - Offers presented 19 | 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

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



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# More About this Property

Property ID	PGRFF4
Property Type	House
House Size	120 m²
Land Area	733 m²
Including	Air Conditioning Ducted Cooling Toilets (1) Courtyard Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Opposite Park

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