



Morley, 51 Charnwood Street

Brick and Tile 2 x 1 character home | Functional location | Low maintenance | Rear access to secure backyard

END DATE SALE - Offers presented 16th of November 2023 UNLESS SOLD PRIOR

Potential rent \$600 per week | Prime residential location | Easy care lawn and gardens

Approximately 500 sqm block | Approximately 88 sqm home | Shed

Secure parking for several cars | Future Morley Train Station

Brief //



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.



For Sale

Please Call

View

ljhooker.com.au/NWZFF4

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Paradise is near when you live by the Galleria

Downsizers young couples investors this is an easy care 2 bed 1 bath green title character home that is well presented well located secure spacious and with strong rental returns that are almost unbeatable

Located in the popular Galleria hub with nothing to do here but move in and enjoy the high ceilings separate lounge or theatre with a real fireplace spacious bedrooms and an incredible alfresco entertaining area with big lawn space for the BBQ and room to entertain and play

Many features include :

- Walk to Galleria shopping centre and many other amenities
- Separate lounge or theatre room with fireplace and mantle
- Neutral themed luxury bathroom with bathtub
- Big back door via laundry to the outdoors
- Back yard has easy care buffalo grass
- Fresh modern kitchen and meals area
- Jarrah timber floorboards throughout
- Back veranda patio with paved area
- Relaxing neutral decor throughout
- Stainless steel oven and cook top
- Great investment for the future
- Split system AC's throughout
- Low maintenance gardens
- Lovely cul-de-sac location
- Large sink with mixer tap
- Two generous bedrooms
- 503sqm block zoned R25
- Separate WC in laundry
- 2 bedroom 1 bathroom
- Security screens doors
- Security windows
- Separate laundry
- Built in linen x2
- Led down lights
- Security doors
- Built in pantry
- Shed
- LED

Property //

On one of my favourite streets in Morley a private low maintenance charming character home providing security and comfort with style and class for the relaxing lifestyle in this very walkable location to all the amenities and amazing recreational parklands

2 bedrooms and 1 bathroom this well cared for property has two high ceiling spacious master bedrooms with good separation from the large separate theatre or lounge with fireplace which could be used if necessary as a third bedroom

The modern kitchen with updated appliances overlooks the meals dining which flows effortlessly to the patio alfresco which benefits from some northern



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orientation and with simple gardens and buffalo lawn

A secure driveway to the backyard allows easy access to the rear entrance and the colorbond gates ensure that this sweet and private property remains secure

Lifestyle //

This area has too much exciting action living to mention with the stunning parks and shops just metres away providing the tranquil lifestyle while offering everyday conveniences like the Coventry Village for all your shopping needs and the Morley Local for socialising and sophisticated fun

A convenient property in arguably one of the best locations in MORLEY with very low costs perfect for the downsizers young families or secure lock and leave investing

Location //

- Perth - 9km
 - Public transport - 200m
 - Coventry Village - 800m
 - The Morley Local - 700m
 - Morley Bus Station - 950m
 - Pat O'Hara Reserve - 300m
 - Morley Sport and Rec - 600m
 - Galleria Shopping Centre - 500m
 - Future Morley Train Station - 1750m
 - Crimea Butcher and Skate Park - 600m
- (All measurements are approximate only)

Don't miss this fantastic opportunity for home owners and investors alike

Built : 1965

Land : (approximately) 503 sqm

Interior : (approximately) 88 sqm

Water Rates : (approximately) \$ 1000 p.a.

Shire Rates : (approximately) \$1500 p.a.

Strata : (approximately) \$ 0 p.q.

T&C'S :

* End Date Sale - Offers presented 16 | 11 | 2023

* 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)

* Building & Termite inspections are welcome

* Flexible settlement time frames available

* Subject to sale offers are welcome

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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

More About this Property

Property ID	NWZFF4
Property Type	House
House Size	88 m ²
Land Area	503 m ²
Including	Air Conditioning Toilets (1) Outdoor Entertaining Floorboards

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