

Sold



8A Pitt Ct, Morley



PERFECT BLEND OF COMFORT, CONVENIENCE, AND INVESTMENT POTENTIAL

Step into your new home or seize the opportunity for a perfect investment in this tranquil, quiet and charming cul de sac location. Tucked away at the end of the road, this well-crafted free-standing duplex, featuring no common walls, seamlessly combines modern comfort with unparalleled convenience.

The residence has a wonderful and spacious ambience as soon as you enter and boasts a versatile floorplan, with a huge front living room and an open-plan kitchen/family and dining area. The kitchen, equipped with quality appliances, including a 900mm gas cooktop, offers ample storage and bench space. The master bedroom is generously sized, featuring a large walk-in robe and full ensuite facilities, while the minor bedrooms include double built-in robes.

Outside, the expansive backyard is a blank canvass and provides endless potential for a pool, workshop, or large entertaining space.

🛏 3 🚿 2 🚗 1

Price	SOLD
Property Type	Residential
Property ID	84

AGENT DETAILS

Lee Tamblin - 0466 250 944

OFFICE DETAILS

One Percent Realty WA
1003/162 Canna Drive Canning
Vale, WA, 6155 Australia
61 466 250 944

ONE

Recent upgrades by the current owner ensure longevity and contemporary living, including

- * Roof tiles pressure cleaned (Jul 23)
- * New gutters and downpipes (Aug '23)
- * A new reverse cycle AC system in the dining was installed in (Sept 23)
- * New wall oven installed (Oct 23)
- * Complete new shower screen assemblies and tapware (Oct 23)
- * New security sliding screen door in dining and sliding screen in laundry (Oct 23)
- * New security front screen door installed (Oct 23)
- * New modern roller blinds throughout (Nov 23)

Currently rented to excellent tenants who wish to stay and sign a new lease until June 15, 2024, at \$680 per week, providing a gross income of approximately 5.7% (at the purchase price).

Don't miss out on the chance to transform this property into your ideal living space, featuring a fantastic layout and appealing features and within a few minutes walk (approximately 1km) to the future Noranda Metronet Train Station, connecting you seamlessly to the city and beyond. Plus only a short walk to the Buranda Shopping Village with Coles, Liquorland and many specialty stores.

Features include

- * Wonderfully spacious floorplan
- * Generous master bedroom with WIR, ensuite and ceiling fan
- * Huge front lounge
- * Open plan kitchen / family / dining
- * Modern kitchen with plenty of storage, bench space & recently upgraded oven
- * Good size minor bedrooms each with double built in robes
- * Separate laundry
- * Spacious family bathroom
- * Split system air conditioning in Master and Family area
- * Modern roller blinds throughout
- * Instant gas hot water system
- * Single carport with plenty of additional parking space
- * Built in 1988

- * 545sqm land
- * No Strata Fees
- * Sought after cul de sac location with underground power
- * Short walk to the beautiful Wattle Park with barbecues, play equipment and lush green oval.
- * Price includes - Full size fridge, 3 seat lounge, top loader washing machine, dining table and 4 chairs.
- * Just a few minutes walk (approximately 1km) to the future Noranda Metronet Train Station (due for completion late 2024)

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.