

39B Holilond Way, Morley, WA, 6062



House For Sale

Wednesday, 6 November 2024

39B Holilond Way, Morley, WA, 6062

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Bradley McBeath

0437015817

"YOU'LL BE GLAD YOU CALLED BRAD"

MORE PROPERTIES WANTED FOR GENUINE & QUALIFIED BUYERS WHO MISSED OUT ON THIS ONE.

THE MARKETING CAMPAIGN FOR THIS PROPERTY ATTRACTED-
MULTIPLE INSPECTIONS
MULTIPLE OFFERS
MULTIPLE BUYERS WHO MISSED OUT
"YOU'LL BE GLAD YOU CALLED BRAD"

Ray White & Bradley McBeath welcome you to this exciting opportunity to buy into the RED HOT MORLEY MARKET PLACE!

TO AVOID DISAPPOINTMENT, REGISTER YOUR INTEREST WITHOUT DELAY.
BASED ON THE CURRENT MARKET CONDITIONS, THIS ONE WILL BE POPULAR!!!

Whether you are looking to take your first step on to the property ladder or to downsize from a larger home but want to remain close to your family & friends (Subject To The Sale of your property offers are welcome) this AWESOME home requires your IMMEDIATE ATTENTION!

Being minutes away from the Tonkin Highway this property would be perfect for a FIFO worker as you can be at the Perth Airport in about 15 minutes.

Located less than 11km's from the Perth CBD, this property certainly falls into the within 15km's of a major city centre that investors rely on for future capital growth.

For the savvy investor who appreciates the rental returns & capital growth Morley is renowned for, the rental appraisal is \$600-\$650 per week.

Morley registers high on the radar of so many local & interstate buyers because of the local area amenity & generous returns achieved by home owners & investors.

Don't like strata fees? PERFECT, BECAUSE THERE ARE NO STRATA FEES TO PAY HERE!

This modern, double brick & tile property is located in an UBER CONVENIENT LOCATION, on a friendly street & is surrounded by quality neighbours who obviously take great pride in their homes & gardens.

The heart of this home is the air conditioned open plan kitchen/dining/casual living area.
Kitchen features include heaps of storage space, a handy central island/breakfast bar, stainless steel appliances , gas cooktop & dishwasher.

The second, separate living area could be used as a home theatre, a children's play room or even a fourth bedroom.

The air conditioned master bedroom has its own ensuite bathroom with a double sink vanity & a walk in wardrobe.

Bedrooms two & three both have double mirror door built in storage.

The main bathroom has a separate shower & bath.

The under main roof alfresco area is ideal for year round entertaining, the generous back yard is fenced & secure & is a perfect place for your children or furry friend to run around.

Secure parking is available in the double lock up garage with automatic roller door & a shoppers entry for security & convenience.

Buyers please note that I already have interested parties from my buyers database registered to view this property. Register your interest NOW!!!

THE MORLEY REAL ESTATE MARKET IS ON FIRE & IS SHOWING NO SIGNS OF SLOWING DOWN ANY TIME SOON!
THIS PROPERTY, IN THIS LOCATION, AT THIS PRICE WILL NOT LAST!!
DO NOT DELAY YOUR INSPECTION OF THIS EXCITING OPPORTUNITY TO CALL 39B HOLILOND WAY YOUR NEW HOME!!!

2023 Annual Rates

Shire rates \$2120

Water rates \$1274

Strata fees \$0!

Extra features include-

- + 18 panel solar inverter system
- + 2x reverse cycle split system air conditioners
- + Roller shutters
- + New security screen to the front door
- + New retractable clothes line
- + Gas storage hot water system
- + New dishwasher

Reasons why Holilond Way is a great place to call home -

- + FJ Beales Park & Lincoln Road shops are at the end of the street
- + Moments away from all of the retail & lifestyle options available in Morley & Noranda
- + Multiple options nearby for schooling & day care facilities
- + Noranda Medical Centre is less than a five minute drive
- + Walking distance to public transport
- + Just 10km's to the Perth CBD & 15 minutes to the Perth Airport

Call 92799807 for your hassle free, no obligation appraisal of your property

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