

Sold



30 Araluen Street, Morley



## Development Opportunity in High-Growth Location!

Act quickly to secure this superbly located development opportunity in Morley's fastest-growing area! With construction on the new Morley Station and surrounding village precinct underway, there's no better time to invest right here!

Cul-de-sac street and surrounded by excellent infrastructure, this massive 1,113sqm site steps from Hamersley Reserve is in an ideal position for families. Hampton Park Primary School and Hampton SHS are both an easy walk from here, and Westfield Galleria shopping centre is just minutes away - not to mention Coventry Village, Spud Shed and Charlie's Fresh Food Market!

Enveloped by arterial roads, including Morley Drive, Beechboro Road North, and Tonkin Highway, it's never been easier to get from A to B. Local bus routes are on your doorstep, and the new rail line (and proximity to nearby Bayswater Junction) will have you in the CBD, Ellenbrook or Perth Airport faster than you can say 'Metronet'!

The perfectly rectangular and level site with a generous 22.13m frontage offers an ideal canvas to develop subject to approvals from the Western Australian Planning Commission. A range of development options are available, depending on whether the existing dwelling is retained or demolished, which Morley area specialist Simar Singh is ready to explore with you.

3 bedrooms 1 bathroom 1 carport 1,113 m2

**Price** SOLD for \$642,000  
**Property Type** Residential  
**Property ID** 29056  
**Land Area** 1,113 m2

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

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Contact Simar with your enquiries on 0433 767 296 today, and you'll soon reap the rewards of this profitable investment.

#### Key Features

1,113sqm development site with 22.13m Frontage  
Zoned R25  
Renovate or demolish 1965s home  
Family-friendly area within walking distance to schools  
High growth area - close to new Morley Station Precinct  
Excellent local shopping amenities  
Several local parks nearby  
Great access to arterial roads & transport

#### Location (approx. distances)

650m Hampton Park Primary School  
800m Hampton Senior High School  
1.5km Metronet Morley Station  
3.0km Westfield Morley Galleria  
2.3km Bayswater Waves  
3.6km Coventry Village  
5.7km Guildford town centre

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\* Interested parties must be sure to undertake their independent enquiries.

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