



## 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!

Already surrounded by excellent infrastructure, this massive 1,014sqm 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 20.12m 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 brick-and-tile dwelling is retained or demolished, which Morley area specialist Simar Singh is ready to explore with you.

Contact Simar with your enquiries on 0433 767 296 today, and you'll soon

3 1 1 1,014 m2

**Price** SOLD for \$625,000  
**Property Type** Residential  
**Property ID** 29089  
**Land Area** 1,014 m2

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Sales  
 Level 8, 3 Hasler Road Herdsman,  
 WA, 6017 Australia  
 08 9207 2088

**XCEED** **REAL ESTATE**

reap the rewards of this profitable investment.

#### Key Features

1,014sqm development site with 20.12m Frontage  
Zoned R20/25  
Renovate or demolish 1970s 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  
New fencing all around

#### Location (approx. distances)

180m Hamersley Reserve  
560m Hampton Park Primary School  
400m Hampton Senior High School  
1.3km Metronet Morley Station  
2.9km Westfield Morley Galleria  
2.2km Bayswater Waves  
3.5km Coventry Village  
5.6km Guildford town centre

Disclaimer: The information provided herein has been prepared with care; however, it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies.

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

*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.*