







Lifestyle & Convenience

Under Offer! Home open cancelled.

Welcome to 19 Morden Street, perfectly positioned in a quiet enclave, surrounded by new quality homes, close to parkland (Empire Reserve), public transport, schools and Wembley Downs Tennis Club. This modern 2 storey 4/5 bedroom family home is set on a low-maintenance 403 sqm street front block, ideal for busy families seeking a relaxed and comfortable lifestyle without compromising on space or convenience.

From the moment you step through the door, you'll feel right at home. The master suite, located on the ground floor, offers a private retreat with a spacious walk-in robe and a luxurious fully tiled ensuite. Adjacent to the master is one of the 3 living areas accessed by double sliding doors. This versatile room is ideal as a formal lounge, home office or theatre room.

At the heart of the home lies a light-filled open-plan kitchen, living & dining area. Designed for both entertaining and everyday family life, this zone seamlessly flows onto the rear alfresco and pool area. The spacious kitchen features ample bench space, walk-in pantry and quality appliances, making meal preparation a delight. The adjoining covered alfresco area is perfect for year-round entertaining, whether you're hosting summer BBQs, keeping a watchful eye on the kids in the heated pool or enjoying quiet evenings under the stars.

5 2 2 403m2

Price	SOLD for $1,850,000
Property Type	Residential
Property ID	31112
Land Area	403 m2
Floor Area	303 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

Xceed Real Estate - Sales
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XCEED REAL ESTATE

Upstairs, you'll find three Queen sized bedrooms- all enjoying plenty of natural light and built-in robes. A spacious activity room provides a fantastic space for kids or teenagers to relax or study, giving the family room to spread out and enjoy their own activities. This generously proportioned room could easily be utilised as a King sized 5th bedroom/guest suite if desired.

Situated on an easy-care Survey-Strata block, the home features low-maintenance gardens, ensuring you more time to enjoy the fantastic lifestyle Wembley Downs has to offer. The location is unbeatable – close to a selection of highly regarded schools, local parks, shopping centres and just a short drive to some of Perth's stunning beaches.

This beautifully presented, spacious residence offers the perfect combination of comfort, convenience with a practical floorplan. Viewing a must!

Contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au for further details or to arrange a private viewing.

FEATURES AND ACCOMMODATION
• 4/5 Queen sized bedrooms-Master bedroom on ground floor
• 2 bathrooms, powder room
• 3 living areas or 2 living plus first floor 5th bedroom option
• Open plan kitchen, living & dining
• Covered alfresco area overlooking pool
• Fibreglass below ground pool with child friendly safety ledge. Salt chlorinated with water blade and heat pump
• High ceilings (32 to ground & 34 courses to first floor)
• Double garage with remote controlled door
• Solar power system
• Storage room
• Automatic reticulation from mains water

LOCATION HIGHLIGHTS
• 1.2km- Newman College
• 1.3km- Hale School
• 2.9km- Kapinara Primary School
• 1.6km- Churchlands Senior High School
• 1.5 km- The Downs Shopping Centre
• 1.7km- Empire Village
• 1.9km- Holy Spirit Primary School
• 2.2km- Wembley Golf Course
• 2.8km- Floreat Beach
• 4.3km- Westfield Innaloo
• 3.4km-Floreat Forum

Council Rates- $3,452 p/a approx
Water Rates- $2,079 p/a approx

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