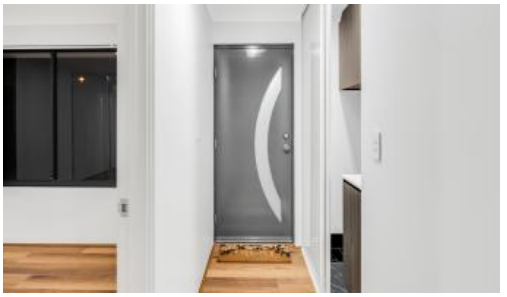


326 Beechboro Road, Morley







FLEXIBLE LIVING OPTIONS: TWO HOUSES IN ONE!

Perfectly positioned for convenience and lifestyle, this Morley property sits on a generous 700m block with a newly built house at the rear, offering options aplenty. Whether you're a growing family, seeking multigenerational living choices, wanting to utilise your rear house for return on investment such as Airbnb etc or looking to subdivide for a separate title, this property offers independence, privacy and flexibility for dual living arrangements in one of Perth's most bustling neighbourhoods. Rental appraisal for both houses is estimated to be around $1,500 per week.

A functional floor plan with spacious surrounds, the main home features four bedrooms with built-in robes and timber-style flooring and two bathrooms, including an ensuite off the main bedroom. An open plan living, kitchen and dining room offers the ideal, central space for families to come together, with the well-appointed kitchen providing everything the modern chef requires. Extra room is yours with another large living room at the front of the home, offering further flexibility while a generous paved, undercover, outdoor space shelters you from the elements and offers a great zone for year-round alfresco dining, BBQs and relaxation. Parking is a breeze too with a single carport and plenty of paved parking at the front of the home.

The separate brand new three-bedroom dwelling at the rear of the block is the jewel in the crown here - fully self-contained and separate from the main house, this is ideal for elderly parents, a teenage retreat, a guest house, or to rent out as a separate home entirely. With its own access and single carport,

7 3 2 700m2

Price	SOLD for $1,256,000
Property Type	Residential
Property ID	31950
Land Area	700 m2

Agent Details

Ahsan Mustafa - 0420 270 173

Office Details

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

XCEED REAL ESTATE

this newly built abode offers the perfect lock and leave with little to no maintenance, providing the ultimate in convenience and flexible living arrangements.

Contemporary to the core, with fresh-faced walls and timber style flooring, it also features a spacious open plan living, kitchen and dining area, a sleek bathroom with all bedrooms offering the convenience of sliding mirrored robes, blinds and timber style flooring. From the living room, an outdoor patio offers a generous sun-drenched space to enjoy in privacy with a single carport and driveway providing independent parking options away from the front abode.

Embrace this incredible opportunity to purchase two homes on one block and expand your living/investment options in so many ways. Securing this block of land and dwellings as a rare and impressive package, all just moments from local shopping villages, Galleria Shopping Complex, parks and schools.

Property Features

Main property
Tiled open plan living, kitchen, dining areas
Separate living area at front of home
Four bedrooms, all with built-in robes, main bedroom with ensuite, timber style flooring
Two bathrooms in total
Spacious kitchen with double sink, abundant cupboards, built-in oven, pantry
Timber look flooring
Roller shutters throughout
Solar panel
Split system in master bedroom
Paved, undercover alfresco area
Ample parking with single-carports, driveways and extra parking at front
Split system air conditioning in main bedroom
Ceiling fans in two minor bedrooms

Rear Property

Brand new build with modern fittings throughout
Three bedrooms, all with sliding mirrored built-in robes ad blinds
Open plan living, kitchen, dining areas with split system air-conditioning
Modern, well-appointed kitchen with pantry, overhead cupboards, new appliances
Timber look flooring and downlights
Sliding doors opening to outdoor alfresco area from living area
Compact concealed laundry with overhead cupboards
Single carport

Location (approx. distances)

Newington Reserve 600m
Charie's Fresh Food Market 1.1km
Benara Fresh 1.4m
Kiara IGA 1.5km
Altone Golf Course 2.8 km

Arbor Park Playground 1.2 km
Beechboro Primary School 3.0 km
Hampton Senior High School 600m
Morley Primary School 3.7 km
Galleria Shopping Centre 4.0 km
Coventry Village 4.0 km

For expressions of interest in this sensational opportunity, please contact Ahsan Mustafa at ahsan@xceedre.com.au or phone 0420 270 173 for additional details

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