








## CONTEMPORARY COMFORT & EASE!

3 2 2 264m2

From the moment you step inside 5/37 Morley Street, Maddington, the sense of space, light and quality is immediate. Built in 2019, this modern 3 bedroom, 2 bathroom free standing house offers a well-designed layout with a focus on easy living and contemporary comfort.

The open-plan living, dining and kitchen area forms the heart of the home. The galley-style kitchen features stone benchtops, 900 mm stainless-steel gas hotplate, oven, generous cabinetry and breakfast bar seating, a practical and inviting space for everyday meals and entertaining.

A separate enclosed theatre with double doors adds flexibility and privacy, creating the ideal space for family movie nights, a second living zone or a home office.

The master bedroom is positioned privately at the front, complete with a robe and private ensuite featuring basin, large shower and separate toilet. Two further bedrooms sit close to the main bathroom each with built-in robes sits.  The main bathroom features a bright window above the bath, a tiled shower and a vanity designed for everyday function.

Ducted evaporative air conditioning keeps the home comfortable throughout the warmer months. Internal access from the double lock-up garage adds security and convenience.

Sliding doors open onto a paved alfresco and enclosed yard, a low-maintenance outdoor area perfect for entertaining, relaxing or enjoying a

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 369 |
| **Land Area** | 264 m2 |

### AGENT DETAILS

Kirsty Styles - 0438 188 011

### OFFICE DETAILS

Bricks & Mortar Real Estate Solutions
15-16/64-66 Bannister Rd Canning Vale WA 6155 Australia
08 6140 6619

quiet morning coffee.

Set on a 264 sqm lot, this freestanding house combines modern appeal with everyday practicality.

With a current rental estimate of around $700.00 per week, it also offers solid investment potential.  Kirsty Styles has been this properties Property Manager for the past 5 years and is able to assist any investors in the Management of the property.

Located in a quiet street, 5/37 Morley Street is within walking distance of Maddington Train Station and moments from Maddington Central Shopping Centre, schools and local parks. East Maddington Primary School, Bramfield Park Primary School and Yule Brook College are all nearby, while Rehoboth Christian College in Kenwick is a short drive away. Easy access to Albany Highway and Tonkin Highway adds convenience for commuting.

A stylish, modern home offering comfort, security and strong lifestyle appeal — 5/37 Morley Street is ready to impress.

PROPERTY INFORMATION:

Water Rates - $210.00 (approx 2 monthly)

Council Rates: $1980.00 (approx yearly)

Block size: 264 sqm

Year Build: 2019

No Strata Company - no Strata Levies

Contact Kirsty Styles 0438 188 011 or kirsty@bricksmortar.net.au for more information.

DISCLAIMER:-

Mention of nearby schools does not guarantee enrolment or availability, buyers should confirm eligibility directly with the relevant education authority.  All distances and travel times are approximate, sourced from Google Maps.  Interested buyers are encouraged to verify this information independently.  Whilst every care is taken in the preparation of the information contained in this marketing, Bricks & Mortar Real Estate Solutions will not be held liable for any errors in typing, mis-statements or information provided.  All information is considered correct at the time of advertising.

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