







CONTEMPORARY COMFORT & EASE!

4 2 2 291m2

From the moment you step inside 1/37 Morley Street, Maddington, the sense of space, light and quality is immediate. Built in 2019, this modern 4 bedroom, 2 bathroom front facing, 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 double sink, 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 complete with a robe and private ensuite featuring double basins, large shower and separate toilet. Three additional bedrooms sit close to the main bathroom each with built-in robes. 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 quiet morning coffee.

Price	SOLD
Property Type	Residential
Property ID	375
Land Area	291 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

Set on a 291 sqm lot, this freestanding house combines modern appeal with everyday practicality.

Located in a quiet street, this beautiful family home 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 — 1/37 Morley Street is ready to impress.

ARE YOU AN INVESTOR?

Maddington remains popular with families for its affordability, strong community feel and proximity to schools, shopping, transport and recreation. Rental demand continues to track high, with vacancy rates across the area sitting at low levels. With a lease in place, this property represents an opportunity to add a strong performer to your portfolio with income locked in.

This property is currently tenanted to long term tenants on a periodic lease agreement with a weekly rent of $680.00 per week. Current rental estimate of around $770.00 - $800.00 per week. Sales Agent Kirsty Styles is the current Property Manager of this property.

PROPERTY INFORMATION:

Water Rates - $210.00 (approx 2 monthly)

Council Rates: $1980.00 (approx yearly)

Block size: 291 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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