



**64 Alfreda Ave, Morley**



### Rare Earth & Subdivision Potential

Occupying 1128sqm of prime real estate in Morley, this is a rare opportunity for investors to build three properties yielding high rental returns – subject to council approval. Preliminary designs have already been drawn up for potentially three 325sqm blocks.

Alternatively, you could build a sprawling family home with no restrictions on space or imagination. There's loads of potential here - this vacant block has a 22.14m wide frontage and subdivision process hasn't begun.

From this convenient location, you have nearby access to Tonkin Highway, Morley Drive, cafes, takeaway outlets, Galleria Shopping Centre, Coventry Village, Bayswater Waves, Altone Park Golf Course, sporting facilities, public and private schools, parks and public transport. You also have easy access to the Swan Valley, historic Guildford, Edith Cowan University (Mt Lawley campus) and the airport, plus it's just 10 kilometres to the city.

Currently under construction, Metronet have been working tirelessly to deliver the new Morley-Ellenbrook railway. With a proposed 2024 end date, you'll soon have a train station within walking distance of this convenient location.

There are only a handful of vacant blocks left in Morley. This is a rare

📏 1,128 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27196
<b>Land Area</b>	1,128 m2

### Agent Details

### Office Details

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



opportunity to create a wonderful family home or for investors to add prime real estate to their portfolio.

Please don't hesitate to contact Simar Singh on 0433 767 296 today to discuss your options.

#### Property features:

- 1128sqm block
- Subdivision potential of three lots (subdivision hasn't begun)
- Plans already drawn up for 3 x 325sqm lots (subject to council approval)
- 22.14m wide street frontage
- Build your dream home
- Ideal investment opportunity
- Convenient Morley location
- Quiet family-friendly neighbourhood
- Easy access to main arterial roads
- Vacant land
- Walking distance to the new Morley-Ellenbrook train line (opening in 2024)

#### Location highlights:

- 650m to Hampton Park Primary School
- 650m to Emberson Reserve
- 2.8km to Hampton Senior High School
- 3.2km to John Septimus Roe Anglican Community School
- 3.6km to Bayswater Waves
- 3.7km to Coventry Village Shopping Centre
- 3.8km to Galleria Shopping Centre & Event Cinemas
- 4km to Altone Park Golf Course
- 4.7km to Good Shepherd Catholic School

*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.*