

Sold



30 Araluen Street, Morley



Development Opportunity in High-Growth Location!

Act quickly to secure this superbly located development opportunity in Morley's fastest-growing area! With construction on the new Morley Station and surrounding village precinct underway, there's no better time to invest right here!

Cul-de-sac street and surrounded by excellent infrastructure, this massive 1,113sqm site steps from Hamersley Reserve is in an ideal position for families. Hampton Park Primary School and Hampton SHS are both an easy walk from here, and Westfield Galleria shopping centre is just minutes away - not to mention Coventry Village, Spud Shed and Charlie's Fresh Food Market!

Enveloped by arterial roads, including Morley Drive, Beechboro Road North, and Tonkin Highway, it's never been easier to get from A to B. Local bus routes are on your doorstep, and the new rail line (and proximity to nearby Bayswater Junction) will have you in the CBD, Ellenbrook or Perth Airport faster than you can say 'Metronet'!

The perfectly rectangular and level site with a generous 22.13m frontage offers an ideal canvas to develop subject to approvals from the Western Australian Planning Commission. A range of development options are available, depending on whether the existing dwelling is retained or demolished, which Morley area specialist Simar Singh is ready to explore with you.

🛏 3 🗺 1 🚏 1 📏 1,113 m2

Price SOLD for \$642,000
Property Type Residential
Property ID 29056
Land Area 1,113 m2

Agent Details

Jonathan Marlow - 08 9402 2299

Office Details

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

XCEED 
REAL ESTATE

Contact Simar with your enquiries on 0433 767 296 today, and you'll soon reap the rewards of this profitable investment.

Key Features

1,113sqm development site with 22.13m Frontage
Zoned R25
Renovate or demolish 1965s home
Family-friendly area within walking distance to schools
High growth area - close to new Morley Station Precinct
Excellent local shopping amenities
Several local parks nearby
Great access to arterial roads & transport

Location (approx. distances)

650m Hampton Park Primary School
800m Hampton Senior High School
1.5km Metronet Morley Station
3.0km Westfield Morley Galleria
2.3km Bayswater Waves
3.6km Coventry Village
5.7km Guildford town centre

Disclaimer: The information provided herein has been prepared with care; however, it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies.

* Interested parties must be sure to undertake their independent enquiries.

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.