



9 Hamersley Avenue, 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!

Already surrounded by excellent infrastructure, this massive 1,014sqm 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 20.12m 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 brick-and-tile dwelling is retained or demolished, which Morley area specialist Simar Singh is ready to explore with you.

Contact Simar with your enquiries on 0433 767 296 today, and you'll soon

3 1 1 1,014 m²

Price SOLD for \$625,000
Property Type Residential
Property ID 29089
Land Area 1,014 m²

Agent Details

Office Details

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



reap the rewards of this profitable investment.

Key Features

1,014sqm development site with 20.12m Frontage
Zoned R20/25
Renovate or demolish 1970s 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
New fencing all around

Location (approx. distances)

180m Hamersley Reserve
560m Hampton Park Primary School
400m Hampton Senior High School
1.3km Metronet Morley Station
2.9km Westfield Morley Galleria
2.2km Bayswater Waves
3.5km Coventry Village
5.6km Guildford town centre

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

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