

Sold



13 Milligan Avenue, Morley



## FAMILY HOME ON QUIET CORNER BLOCK

Positioned on a quiet corner block on a no-through road, this three-bedroom, one-bathroom home offers a fabulous opportunity to secure a foothold in the property market in Morley. Ideal for families, first-home buyers or investors looking to add to their portfolio, this home offers plenty of convenience with proximity to local shopping, schools and playgrounds.

Set back from a quiet road with plenty of lawn out front, step inside to a tiled hallway that flows through to the central zone of open plan living, kitchen and casual dining areas. Enjoy a cosy, log fireplace in the cooler months in your living area while the bright kitchen features plenty of modern conveniences including overhead cupboards, double sink and stand-alone stainless-steel oven.

All spacious bedrooms feature low-maintenance timber-look flooring, with two enjoying garden views and all are accommodated by a bright family bathroom with bath. At the home's exterior, there is plenty of scope to enhance your outdoor space to make this home completely your own. Open your sliding doors from the living area onto a huge outdoor patio, an area that is beckoning for outdoor furniture, dining table and chairs and potted plants. With scope to renovate, this has the potential to be a fantastic alfresco zone for family summer-time dining, BBQ's and entertaining.

With local shopping an easy stroll away, striking distance to Kiara IGA, several primary schools, parks and playgrounds, a ten-minute drive to

 3  1  1  302 m<sup>2</sup>

**Price** SOLD for \$585,000  
**Property Type** Residential  
**Property ID** 30685  
**Land Area** 302 m<sup>2</sup>

### Agent Details

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### Office Details

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Galleria Shopping Centre plus Whiteman Park just moments away, everything is right here. With easy access to arterial roads, Mitchell freeway and public transport, travel to and from home is an absolute breeze, making this the ideal home for any family, first-home buyer or investor seeking an abode in a convenient and family-friendly central location.

#### Location (approx. distances)

Benara Fresh 800m  
Altone Golf Course 900m  
Arbor Park Playground 1.1km  
Beechboro Primary School 1.1km  
Kiara IGA 2.2km  
Hampton Senior High School. 2.9km  
Eden Hill Primary School 3.5km  
Morley Primary School 5.7km  
Galleria Shopping Centre 5.8km  
Coventry Village 5.9km  
Whiteman Park 7.9km

#### Property Features

302sqm corner block on a no-through street  
Lawned front garden with Date Palm and Algarve plants  
Three bedrooms with timber-style flooring  
One bathroom with bath  
Open plan central living areas – living area with corner gas log fireplace  
Well-appointed kitchen with overhead cupboards, double sink, rangehood  
Separate laundry off kitchen  
Huge outdoor paved patio with shade-cloth  
Garden shed  
Security screen doors  
Secure Colourbond fencing

For expressions of interest, please contact Ahsan Mustafa at [ahsan@xceedre.com.au](mailto:ahsan@xceedre.com.au) or phone 0420 270 173 for additional details

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