

Sold



277A Beechboro Rd N, Morley



## Charming Convenience!

**\*\*OPEN BY PRIVATE APPOINTMENT - CALL 0406 643 347**

Secure low-maintenance living awaits you in the form of this gorgeous 3 bedroom 1 bathroom street-front home that combines original character with modern additions following an impressive renovation in an ultra-convenient "close to everything" location.

There is safe driveway parking space for up to two extra cars in between a large double carport and electric access gate, all overlooked by a delightful courtyard terrace that, via double doors, flows into the commodious front lounge room off the entry. A stylish kitchen and dining area keeps the conversation separate from the meals and boasts a gas cooktop, Euro oven, double sinks, a range hood and glass splashbacks for good measure.

There are two bedrooms at the front of the house, including a generous master with full-height built-in wardrobes and a ceiling fan. The third bedroom or "sleep out" at the rear has a lined ceiling and is more than comfortable, sitting just off a versatile sunroom – or utility area.

A quality revamp to the bathroom has provided it with floor-to-ceiling tiling, alongside a deep bathtub with a showerhead, a toilet, sparkling stone vanity and heat lamps. There is extra room to entertain within the privacy of a paved north-facing side courtyard where easy-care artificial turf meets a bubbling outdoor spa in the corner – the perfect place to just sit back and forget about everything.

Situated just footsteps away from Hampton Senior High School and other

3 1 4 376 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	8014
<b>Land Area</b>	376 m2

### Agent Details

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educational facilities, Charlies Fresh Food Market, bus stops and within minutes of lush parks, more shopping at Beechboro Central and the Galleria, the city and Perth's airports via refurbished Tonkin Highway and other main arteries, this delightful property really does find itself nestled right in the thick of the action. Down-size without compromise, here!

Other features include, but are not limited to;

- Solid Jarrah wooden floorboards and high ceilings throughout
- Charming brickwork to the lounge room
- Carpeted bedrooms – including a double-sized 2<sup>nd</sup> bedroom with a ceiling fan
- Tiled rear laundry with a separate fully-tiled 2<sup>nd</sup> toilet
- Tiled back utility area with outdoor access to the rear, wrapping around to the main side courtyard
- Ducted-evaporative air-conditioning
- Feature ceiling roses and stepped cornices throughout
- Skirting boards
- Stylish light fittings
- Profile doors throughout
- Security doors and screens
- Electric window security shutters
- Gas hot-water system
- Easy-care 376sqm (approx.) street-front block

This beautiful home is sure to delight many so don't delay, register your interest now with Kim Bamford by en quiring now or calling 0406 643 347. Be quick or Bam & It's Sold!

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