

9A IVANAC PLACE MORLEY



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FOR SALE

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Welcome to this beautifully presented 3-bedroom, 1-bathroom home, that has just been fully painted internally plus ideally located in a quiet, secure cul-de-sac on the Morley/Eden Hill border. Set on a generous 550sqm strata area that is in the process of being surveyed strata just like a green title no sharing or strata fees.

This property offers a fantastic blend of privacy and convenience, with Charlies Market, Morley High School, and the Galleria Shopping Centre just a short drive away. Plus, the CBD is only 10km from your door—everything you need is right at your fingertips.

The open-plan living area flows seamlessly into the dining space, kitchen, and outdoor alfresco, creating a warm, inviting atmosphere perfect for family gatherings or peaceful relaxation. The kitchen, which overlooks the backyard and sparkling 17,000-litre swimming pool, is an entertainer's dream—simply open the windows to interact with guests while you cook. With a brand-new Oven, dishwasher and reverse cycle air conditioner just being installed, it's an added bonus for the new owners.

The bathroom has been partially renovated, featuring a gorgeous freestanding bathtub ideal for unwinding after a long day. A separate laundry with ample storage and direct access to the outside further enhances the home's functionality.

Step outside to your private outdoor sanctuary, complete with a covered alfresco area under a gable roof, perfect for year-round BBQs and gatherings. Ceiling fans keep the space comfortable through all seasons, while the lush, landscaped Balinese-style garden offers a tranquil retreat. A highlight of the backyard is the stunning in-ground pool, with shade sails to keep you cool while you relax or entertain. This spacious outdoor area is designed for ultimate enjoyment, whether you're hosting poolside parties, unwinding by the water, or simply enjoying a quiet evening.

The backyard also features a large shed for additional storage, and the drive-through access from the garage leads to the rear of the property, offering extra room for vehicles or storage.

The home offers excellent privacy, with no internal communal walls between the duplex properties, giving a true sense of space. Peace of mind for new owners is guaranteed with the installation of a new air conditioning unit, keeping you comfortable year-round. Additionally, the property boasts a solar system, helping reduce the running costs of the pool pump and other household energy needs, making the home both

3 BED | 1 BATH | 2 CAR

PRICE:

Offers from \$650

OPEN FOR INSPECTION:

N/A

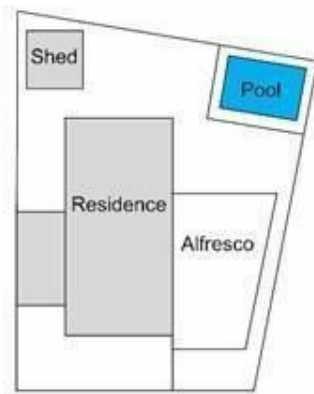


Brian Murray

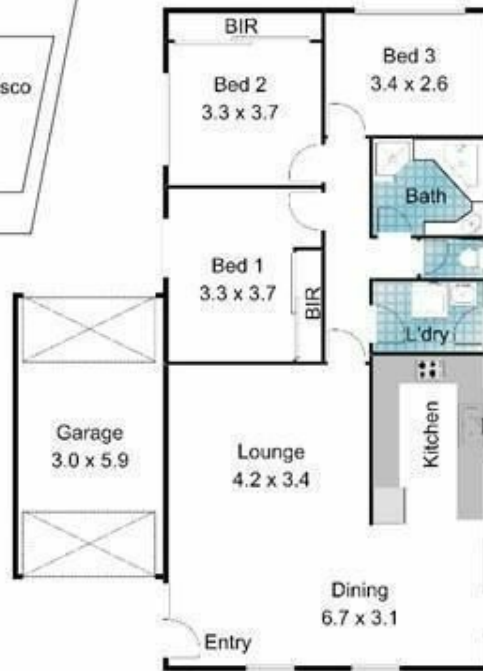
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Site Plan
(not to scale)



9a Ivanack Place, Morley

Drawing not to scale. Representation only
Spark Floorplans

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.