



# FOR SALE

## HILLS LIFESTYLE, RUSTIC CHARM, GREAT VIBE

Delightful and charming home with a retro feel that is ready for you to enjoy all the lifestyle benefits on offer here. Built of double brick and tile in 1972 - they built them solid in those days. This one is a beauty and with it's elevated position it's one of the best lots in this high section of Morrison Road.

- 3 bedrooms all with built-in-robos.
- Alarm system in place to satisfy the security-conscious.
- Split system airconditioning to living room.
- Brand new Bosch electric cooktop.
- Range hood.
- Dishwasher.
- Fireplace featuring gas bayonet.
- Solar Hot Water System.
- Garage with roller door.
- Carport.
- Elevated position with attractive views of the Hills and way out to the west.
- Walking distance to JOHN FORREST NATIONAL PARK where you can enjoy the many walk trails and back to nature experiences on your doorstep. If you are into mountain bike riding, you will love the easy access to the heritage rail reserve recreational tracks.
- It's elevated position means this home enjoys breezes and serene vistas.
- Huge patio out the back running the whole width of the house, ideal for alfresco lifestyle opportunities.
- Attractive contoured and paved backyard area complimented by mature shade trees that cool the house and create unbeatable comfort and quality outdoor experiences.
- The massive backyard of this 971m2 (approx) block offers many opportunities, such as:
  - enjoying the dream of Big Aussie Backyard, it's becoming rare.
  - raise chickens; grow stuff
  - think big! Put your plans to the Shire to build a massive workshop/Ancillary Dwelling or Granny Flat, there's more than enough room. Imagine it, then get it done.
  - Fill a bird bath and being on the doorstep of the National Park, you will have an amazing variety of birds come visiting your place.

With Bus Route 323 past the door, you will have no problems with public transport getting you to Midland Gate Shopping Centre and Midland Station connecting onwards to the city by Train.

3 BED | 1 BATH | 2 CAR

PRICE:  
\$490,000

OPEN FOR INSPECTION:  
N/A



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