



# SOLD

## COUNCIL APPROVED SUBDIVIDABLE RETAIN & BUILD 4X1 HOME ON 772M2 R25 BLOCK

Step into this charming four-bedroom family haven nestled in the heart of Morley, where comfort meets convenience on a generous 772m<sup>2</sup> R25 block with DA approval for a retain & build. This well-appointed residence at 41 Ramsden Way offers the perfect property for someone to make it their home, investment (previously rented for \$875pw) or subdivide the property and reap the rewards!

The home's thoughtful design maximises every square metre, featuring elegant floorboards that flow seamlessly throughout the living spaces. Four generously sized bedrooms provide ample accommodation for the entire family, while a dedicated study offers the perfect retreat for work-from-home professionals or students pursuing their academic goals. The well-appointed kitchen comes complete with a dishwasher, making meal preparation and clean-up a breeze for busy households.

The property's outdoor appeal is enhanced by the newly fenced perimeter, providing security and privacy for children and pets to play safely within the substantial grounds.

- Newly renovated kitchen with stone bench top, 900mm Omega Oven, 900mm inducted cooktop, 900mm built in rangehood, double fridge recess, dishwasher and plenty of cupboard space
- Newly renovated laundry with stone bench tops, washer recess and ample storage
- Double carport offer covered parking for the family vehicles
- 772m<sup>2</sup> R25 block provides endless possibilities for outdoor entertainment and gardening
- Dual living areas perfect for parents and kids
- \* Entertain family and friends with the custom made bar

The location couldn't be more convenient for families, with Morley's Galleria Shopping Centre in mid quarter of a billion dollar renovation just moments away, offering extensive retail, dining, and entertainment options all under one roof. This major shopping destination serves as a hub for the community and provides easy access to public transport via the Galleria Bus Station, connecting residents to Perth CBD and surrounding suburbs.

Educational opportunities abound with several quality primary schools within the area, including

4 BED | 1 BATH | 2 CAR

PRICE:  
\$1,180,000

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN ON SITE

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41 Ramsden Way, Morley

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.