



419 Morrison Road, **Swan View**

**OUTSTANDING VALUE IN THIS HOME - PLUS A HUGE WORKSHOP AREA TOTALLY PRIVATE!**- Open all weekend by Private Appt

Located on a large corner 1256 square metre block this tastefully renovated 1966 era home has the perfect mix of having a low maintenance style together with space to live, work and entertain with the bonus of a totally separate huge workshop area for those that like to tinker. Host your next party or just relax on the huge rear deck and outdoor living area, overlooking city views and a serene lawn and garden space that still has plenty of room for your children and pets to play. It has a warm and homely ambience and is conveniently located to John Forrest National Park precinct boasting walk trails & cycle trails and picnic spots for the family who like to exercise. Not to mention, schools, transport and major shopping facilities.

The floor plan allows the space and flexibility to see you through different stages of life. The heart of the home is the large open plan fully refurbished kitchen/meals/family area all overlooking a large undercover alfresco area with city views. There's also four good sized bedrooms and an impressive amount of storage throughout. Positioned at the front of the home, the large 4th bedroom that could just as easily serve as an oversized home office, additional lounge, or activity room, if you wished.

The low maintenance grounds set the scene for any mode of entertaining. A large sliding door provides an elegant flow between the indoor and outdoor living areas, and lush green lawns frame the elevated entertaining areas. Tucked away and accessible from its own entry, there's also two separate sheds that's ideal for storing a boat or trailer or caravan with ample concrete hard stand areas for the home handy man to tinker without affecting the grounds in anyway.

Featuring:-

- Large corner 1256 square metre block home set elevated to capture the city views
- 3 good sized bedrooms all with built in robes on upper level
- Study/Activity/Storage/Craft/Hobby room or perhaps a 4th bedroom on lower level
- Loads of storage adjacent double lock up garage on first level
- Fully refurbished kitchen with quality appliances and loads of cupboards with the bonus of a tap for ice makers in fridge recess area
- Lovely open plan living overlooking large alfresco entertaining area with timber decking
- 2 fully renovated bathrooms
- Good sized separate Laundry area
- Ducted evaporative air-conditioning
- Gas havonate to indoor and outdoor areas

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

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 1,256 sqm

**\$589,000**

ID# 11032101225

**Open for Inspection**

Sun 18 Jun, 1:45pm - 2:30pm



**Nichole Jones**

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**Roger Smith**

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