



51 Morella Avenue, **Sefton**

5  3  4 

“BRICK HOME PLUS GRANNY FLAT “

We are pleased to present this fantastic property ideal for investment or family home. At the front we have a brick home which features 3 large bedrooms main with en-suite, Modern kitchen and Bathroom, separate dining and a large living room. Other features include internal laundry, 2nd toilet, and storage room or could be turned into a home office/study or even the 4th bedroom, built-ins & air conditioning. Outside we have a large covered veranda and a good sized private yard with plenty of space to grow the veggies.

The granny flat features 2 good sized bedrooms with built-ins, a sparkling bathroom with laundry, large open plan lounge kitchen and dining with air conditioning, in the rear it has large private yard with a pergola ideal for entertaining and family BBQ's with still plenty of space for the kids.

The property has 2 driveways which can have up to 4 cars parked at a time in the front and also provides easy access to the rear of the home and easy entry to the granny flat.

The property is located in a peaceful and quiet tree lined street within a short stroll to Shops, Schools and Public transport.

Also the added bonus is having a DA Approval to extend on the front home by putting on another level – plans available for inspection.

Don't miss out on this one, no need to go through the stress and hard work of building the granny flat it's all done and ready to go!

APPROX LAND SIZE: 12.49 x 45.34 = 562.8SQM  
 ADDRESS: 51 Morella Ave, Sefton  
 INSPECTIONS: Open House Saturdays 9:30am to 10:00am

CONTACT ALLEN ABED ON 0421 531 360 OR LE LY ON 0422 432 057 FOR MORE INFORMATION

 562.8 sqm

**\$1,070,000 - \$1,120,000**

ID# 11444101300

**Open for Inspection**

Sat 20 Jan, 9:30am - 10:00am  
 Sat 27 Jan, 9:30am - 10:00am  
 Sat 3 Feb, 9:30am - 10:00am



**Allen Abed**  
 9738 7999  
 0421 531 360



**Le Ly**  
 9738 7999  
 0422 432 057

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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