

**Brett Halvorson** Principal

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■ Sales ■ Leasing ■ Property Management ■ Strata Schemes Management

Information Memorandum

# FOR SALE

## Professional offices or Medical Rooms



**314 Walter road West Morley**

314 A lot 1 - 65sqm (264sqm)

314 B lot 2 - 65sqm (235sqm)

**Total Area - 130sqm (499sqm)**

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Brett Halvorson & Associates

Email: [bhalvorson@iinet.net.au](mailto:bhalvorson@iinet.net.au)

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## Improvements:

The improvements on site consist of an older style brick and tiled houses converted for medical offices with a large brick paved car parking area at the rear accessed from Walter Road West via the paved drive way between 314-316 Walter Road

In 1990 the property was strata titles into two strata's offices.

314 A lot 1 - 65sqm (264sqm)

314 B lot 2 - 65sqm (235sqm)

## Location:

The subject property is approximately 8.2 kilometres north east of Perth CBD in Morley and is part of the vibrant business, retail precinct home to the Morley Galleria regional Shopping centre. More particularly the medical offices are positioned on the eastern side of Walter road West between Collier Road and Crimea Street

## Title Particulars:

From our preliminary investigations the property is described as an estate in fee simple being on **Strata Plan 20062** and the whole of the land contained is Certificate of Title:

**Lot 1** Volume 1874 Folio 931

**Lot 2** Volume 2204 Folio 151

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## **Town Planning:**

From our enquiries made with the City of Bayswater we have been advised the property is under the Morley Activity Centre Precinct 5. Zoning "R160"

The current Medical Use is permitted.

## **Services**

All normal services are available and connected to the property including storm water, electricity, telephone, sewerage and gas with a small grease trap located in the kitchen adjacent to the stove. The road is bitumen sealed and concrete kerbed

## **Encumbrances & Easements**

1- Interests notified on the Strata Plan and any amendments to lots or common property notified thereon by virtue of the Strata Title act.

2 - Mortgage N696637 & N932454

## **Outgoings 2023-24**

We are unable to obtain the outgoings from the deceased estate solicitors but believe they will be similar to the property next door lot 3 -316 Walter road currently budgeting \$6,000 p.a

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## Comments

We believe this 314 Walter road West Morley will be of interest to a range of investors due to its immediate use for Medical Practices or Commercial Office Use with the future potential to re development the property.

The building is divided into 2 strata offices for medical use.

**Purchase Price \$800,000 plus gst**

To discuss the opportunities and inspect call

Brett - 0414 75 32 32

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