






12 Princeton Circle, Alexander Heights

First time offered in 25 years! Grand Opening Saturday April 11th!

This beautifully-proportioned 4-bedroom, 2-bathroom home sits on an approx. 484 m² corner block in Alexander Heights, offering both comfort and convenience. Filled with natural light, the residence features spacious living areas that create an inviting atmosphere for families and entertainers alike. Located in a friendly neighbourhood, it is close to parks, schools, local shops, and public transport, making everyday living effortless.

Inside, the open-plan kitchen, dining, and family area flows seamlessly from the front lounge, providing a functional space for both relaxing and entertaining. The kitchen offers ample storage and bench space, while all four bedrooms include built-in robes and easy access to two bathrooms, catering perfectly to a growing family's needs.

The private backyard is ideal for outdoor gatherings, playtime, or simply unwinding after a long day. With excellent access to Rawlinson Primary School, Alexander Heights Shopping Centre, and surrounding amenities, this home combines lifestyle, practicality, and investment

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FOR SALE

Offers in the mid \$900,000's

VIEW

Sat 11th Apr @ 12:00PM - 12:45PM

AGENTS

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AGENCY

LJ Hooker Subiaco

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

appeal in one of Perth's thriving northern suburbs.

FEATURES

- Built in 2000
- Functional layout with multiple living areas
- Well-maintained throughout
- Practical kitchen with good storage
- Open-plan living and dining
- Double garage
- " Low-maintenance block
- " 484m² Green titled corner block

LOCATION

- Quiet, family-friendly street
- Close to local parks and reserves
- Nearby schools and childcare options
- Easy access to Alexander Heights Shopping Centre
- Convenient public transport options
- Quick access to major road links

TITLE DETAILS

- Lot 393 on Plan P022317
- Volume 2115 Folio 591

CURRENT LEASE

The property is currently leased at weekly rate of \$660 until 18/09/2026

ESTIMATED RENTAL RETURN

\$800 per week (~5.4% GROI)*

- Based on indicative market estimates

OUTGOINGS

Council Rates - \$2400 per annum approx.

Water Rates -\$1269.84 per annum approx.

ADDITIONAL INFORMATION

- Zoning - R20 (Low Density Residential)
- Local Authority -City of Wanneroo

CONTACT

For more information or to arrange a viewing, contact Mark Stanhope

DISCLAIMER

This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

MORE DETAILS

Property ID 8DBHNF
Property Type House
House Size 172 m2
Land Area 484 m2
Including Ensuite
Air Conditioning
Built-in-Robes
Close to Schools
Close to Shops
Close to Transport

Mark Stanhope 0417 088 467

Sales Consultant | mstanhope.subiaco@ljhooker.com.au

Kalin Lane 0487 047 359

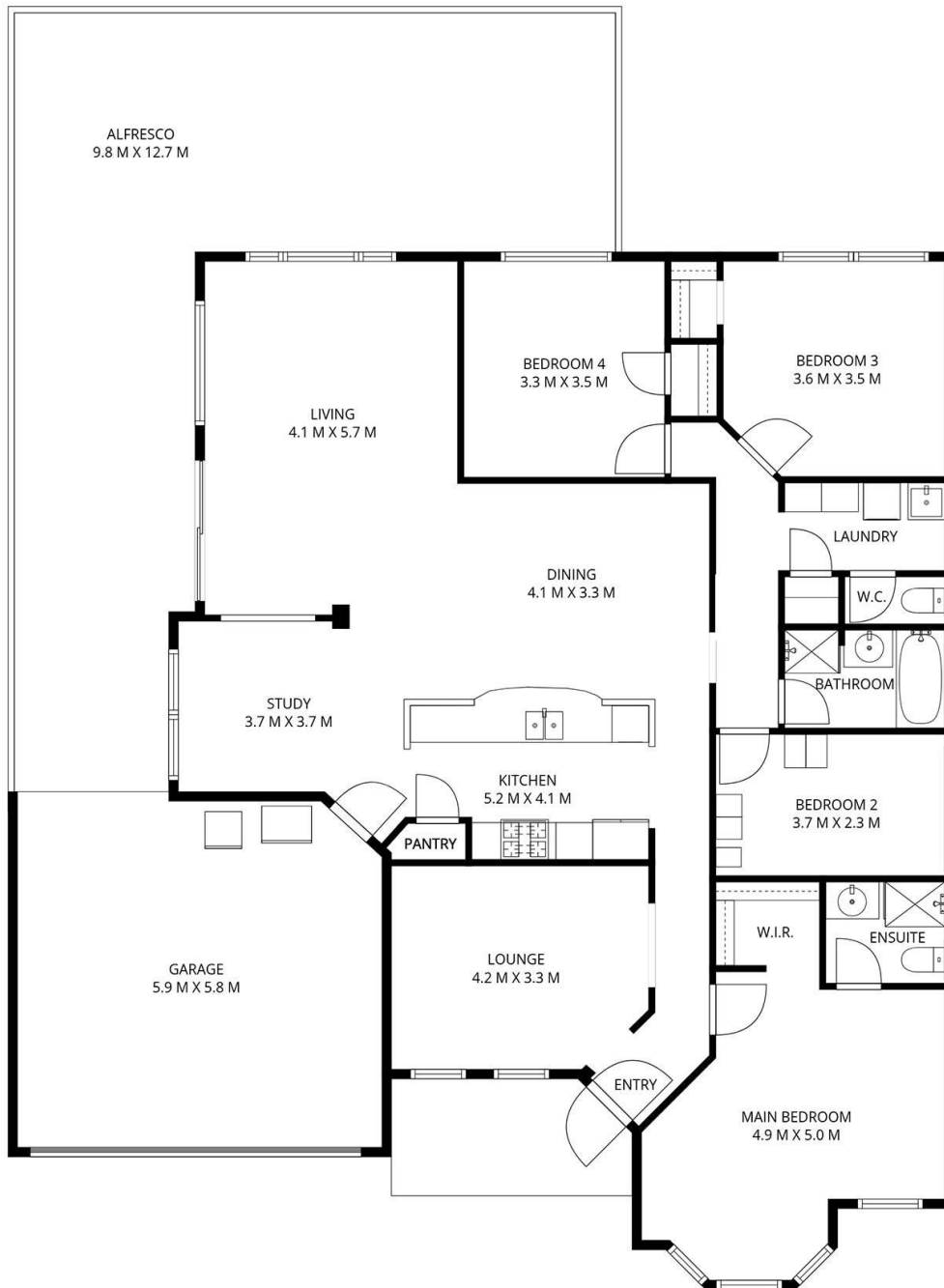
Sales Associate | klane.subiaco@ljhooker.com.au

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<i>Approximate Areas</i>	
Internal Area	172m ²
Alfresco	63m ²
Garage	33m ²
Total Lot Size	484m ²



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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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www.perthrealestatemedia.com



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