



## Alexander Heights, 2 Varina Court

Neat as a pin 4 x 2 | Workshop | Pool | Corner Cul-de-sac

Excellent portfolio investment can lock and leave

Cul de Sac Corner Location | Potential development

Nearby Alexander Heights Park | Nearby Ian Robbins Park

A suitable opportunity for home owners investors & business minded people

Convenience location with excellent transport parks schools and amenities nearby

Potential rent +\$800 per week | Functional location | Very low maintenance | Nearby parks shops amenity



**For Sale**  
From \$825k

**View**  
[ljhooker.com.au/PFUFF4](http://ljhooker.com.au/PFUFF4)

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**LJ Hooker Mirrabooka**  
**(08) 9344 5577**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Parking for visitor cars boat truck | Double carport | Huge 3 phase workshop | Giant alfresco | Salty pool | Basketball hoop

#### Brief //

Living nearby Ian Robbins Park & Alexander Heights Park has incredible positive energy providing plenty of sun fun recreation and action each and everyday

Upsizers young couples investors this is a low maintenance 4 bed 2 bath corner home that is well presented well located secure spacious and with strong potential rental returns

Located around the corner from Alinjarra Primary with nothing to do here but move in and enjoy the immaculate cool spacious lay out with kitchen dining family flowing into the alfresco and large separate formal lounge and dining big bedrooms separate laundry incredible outdoors alfresco entertaining patio fully low maintenance with easy care pavers everywhere full of fresh air and natural light not to mention the sparkling salty pool and the tidy 3 phase workshop with direct street access in this peaceful cul-de-sac location with amazing nearby amenity

#### Features //

The home of considerable convenience with solar panels ducted AC spacious living spaces including Master bedroom with ensuite and WIR space minor bedroom with BIR robes and fans - the Central bathroom with combined bath and shower and vanity - Fully equipped laundry - Fully equipped kitchen complete with gas cooking and alfresco views - Kitchen family and games room and separate formal lounge and dining room - Alfresco patio with attractive garden beds and laser lite roofing fully paved and storage shed with BBQ area by the pool - Gas heating - Double carport with rear access - Plenty of storage - Instantaneous gas HWS - Security screens and doors - Naturally cool property due to position and orientation - Immaculate salt water pool area - Excellent workshop - Strong street appeal with wrap around garden - Bore reticulation - Plenty parking and storage - Good neighbourhood

#### Property //

In one of Alexander Heights peaceful pockets spoil yourself here with resort like living Alexander Bar and Bistro and many other enjoyable amenities nearby this secure stylish comfortable home with class for the relaxing lifestyle and space for the workaholic and a family cul-de-sac location for all the recreational facilities nearby

4 bedrooms 2 bathroom 1 workshop 1 pool this property has a master bedroom with ducted AC and equally impressive minor bedrooms good separation from the spacious living areas large windows allowing perfect natural light and atmospheric versatility and a knockout patio area for parties

The formal living areas receive all year round light from the northern aspect the alfresco space provides a tranquil southern retreat while the undercover carports allow plenty of space for cars

#### Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting around the corner with the Market Place and the Alexander Bar and Bistro whilst offering everyday conveniences like Alexander Heights Shopping Centre for all your shopping needs Plus Fitness 24/7 for exercising Marangaroo Golf Course for easy socialising and a good meal

A convenient property in a functional location with low maintenance costs perfect for young families minimalists and secure lock and leave investors



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Location //

- 15km to Perth CBD
  - 5.5km Warwick Grove
  - 200m Alinjarra Primary
  - 800m Ian Robbins Park
  - 4.5km Warwick Stadium
  - 1.5km Market Place Ballajura
  - 800m Alexander Heights Park
  - 7.3km to Warwick Train Station
  - 1.5km Alexander Bar and Bistro
  - 3.25km Marangaroo Golf Course
  - 200m Koondoola Regional Bushwalk
  - 1.5km Alexander Heights Shopping Centre
- ( All measurements are approximate only )

Don't miss this fantastic opportunity for home owners and investors alike

Built : 1987

Patio : approx 75m

Interior : approx 150m

Workshop : approx 50m

Total Undercover : approx 275m

Shire Rates : ( approximately ) \$2124 p.a.

Water Rates : ( approximately ) \$860 p.a.

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Disclaimer:

In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that information is correct

The accuracy of the information provided to you written or verbal cannot be guaranteed

If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you



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## More About this Property

<b>Property ID</b>	PFUFF4
<b>Property Type</b>	House
<b>House Size</b>	144 m <sup>2</sup>
<b>Land Area</b>	720 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (2)

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