



Balga, 15 Preston Way

Street Front 4 x 1 | Duplex Potential | Solid Investment | Elevated Views



For Sale
Please Call

View
ljhooker.com.au/PJVFF4

Contact
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Excellent first home & a prime entry level portfolio lock and leave investment

Bounce on this Bargain | Development Material | Character Charm | Genuine Fireplace | Jarrah Floorboards | High Ceilings | Security System | Solar Panels | Fernhurst Park & North Metro TAFE nearby

This is a hidden gem for FHB's investors or developers wanting a double block of land with a neat tidy home to complete a perfect FHB & land bank opportunity | Deluxe Chef's stone surface kitchen

The DA is for a survey strata sub | The power electricity and gas is all underground and new \$40k | The security is 4k LED camera system | The solar and AC are less than a year old



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.

Approximately 386 sqm total area | Approximately 100 sqm UMR area | Approximately 25 sqm two carport areas | Great size and location for a big Double Storey home

Brief //

4 Bedroom - 1 Bathroom - kitchen with meals - Formal lounge - Split System Air Con - High Ceiling - Fireplace - Solar panels - Carport alfresco patio - Ample parking including rear area - Security Installed - Gardens - Rear accessible - Gas and Sewer connected - Built approx. 1964 - Land approx. 386 sqm - Home undercover approx. 100 sqm- Close to shops parks schools and transport - Shire rates approx. \$1500 per year - Water rates approx. \$1,025 per year

Features //

Located in the heart of Balga bordering Balga Primary and Fernhurst Park offering kitchen dining and living area 4 generous bedrooms master with extra mirrored BIR space separate bathroom with bathtub and large laundry separate WC split system air conditioner rear private potential patio alfresco yard plus large front land space with plants welcoming visitors

Property //

Downsizers young couples investors this is an easy care street front villa home that is well presented well located secure spacious and with strong rental returns
Located near the popular Fernhurst Park with nothing to do here but move in and enjoy the spacious living lay out with kitchen dining lounge living with fireplace and high ceilings and 4 separate bedrooms plus separate bathroom and laundry in this walkable location to parks schools and transport
Family location for the relaxing lifestyle in this property nearby to all the amenities and amazing recreational facilities
The bedrooms are a good size with comfortable jarrah flooring throughout and the wet areas have white tiled flooring attractive and durable wood floorboards in the living areas throughout add that natural purity and cleanliness perfect for all year around weather too
Currently this well cared for property has security screens and doors and allows much natural lighting through the big windows allowing maximum views of the lavish front garden which may function as an excellent alfresco area under the large carport
The parking areas include 2 carports (not UMR) parking plus extra car bays and there is plenty space for more parking on the lawn and on the street and at the rear too

Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting around the corner with Barry Britton Reserve and Balga Plaza whilst offering everyday conveniences like Mirrabooka Shops for all your shopping needs and the Seven Mile Bar and Bistro for socialising and fantastic fun
A convenient property in one of the more functional locations Balga has to offer with very low costs perfect for downsizers young couples minimalists and definitely developers and lock and leave investing

Location //

- 300m to TAFE
- 1.4km to Balga Plaza
- 350m to Balga Primary



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- 150m to Fernhurst Park
 - 450m to Barry Britton Reserve
 - 1.5km to Mirrabooka Shopping Centre
 - 2.5km to the Seven Mile Bar and Bistro
- (All measurements are approximate only)

Don't miss this fantastic opportunity for home owners and investors alike priced to please this could be your first step to owning your own suitable home great for investors but singles couples and small families amazing perfect

Potential rent \$700 per week

Built : 1964

Carports : 25 sqm

Frontage : (approximately) 18m

Total : (approximately) 386 sqm

Undercover : (approximately) 100 sqm

Shire Rates : (approximately) \$1,519.22 p.a.

Water Rates : (approximately) \$1,026.40 p.a.

Total Strata : \$0

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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

Property ID	PJVFF4
Property Type	House
House Size	100 m2
Land Area	386 m2
Including	Air Conditioning Toilets (1) Fire Place Courtyard Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Solar Panels

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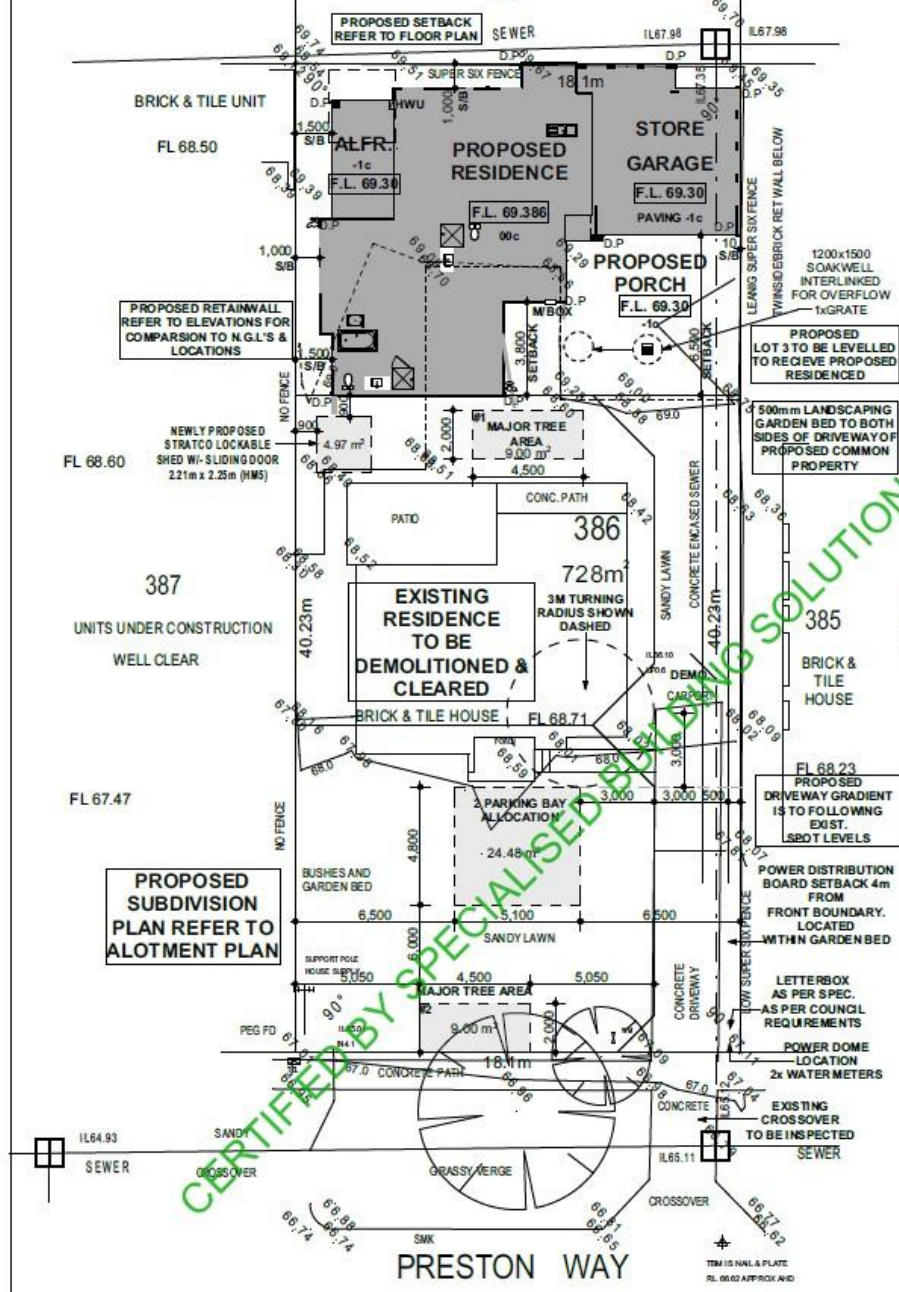
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ALOTMENT PLAN
SCALE 1:200



PROPOSED SITE PLAN
SCALE 1:200

SITE AREAS	
LOT 3 AREA	244.35m ²



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SOAKWELL NOTE
SOAKWELLS ARE SUGGESTED SIZES ONLY, PLUMBER IS TO CONFIRM LOCATION & SIZES WITH AUTHORITIES PRIOR TO COMMENCING WORKS

DOWNPIPE NOTE
NUMBER & POSITION OF DOWNPIPES ARE SUGGESTED ONLY & ARE SUBJECT TO VARIATION BY PLUMBER ON SITE

THESE PLANS TO BE READ IN CONJUNCTION WITH