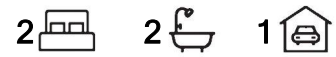




Balga, 4/1 Mercer Way

Boutique Ground Floor 2 x 2 Apartment



Perfect first home or entry level portfolio investment can lock and leave

Convenience location with excellent transport parks and amenities all abundant and nearby

Plenty of activity around this Balga Location near the popular Linthorne Reserve

A suitable opportunity for home owners investors & business minded people

Potential rent +\$600 per week | Easy care | Current Tenant

Parking for visitor cars | Single carport | Large alfresco

Brief //



For Sale
EOI

View
ljhooker.com.au/PGTFF4

Contact
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John Samykannu
0411 263 175
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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.

Very modern easy care lifestyle living high ceilings and neat as a pin inside and outside
Perfect for retirees or young executive couples

Features //

The executive townhouse lifestyle with spacious living includes a Master bedroom with generous space AC WIR and dedicated ensuite bathroom Second bedroom has AC BIR robes - Central bathroom with combined laundry shower and nice vanity - Stone surfaces all wet areas - Fully equipped eastern style open plan Kitchen complete with gas cooking and alfresco view nearby - Kitchen dining family room all open plan and into the alfresco - Dining Veranda enclosed with blinds and a Courtyard with attractive artificial grass fully paved area storage shed with BBQ area - Split system air conditioning both bedrooms and the living area - Single carport - Plenty of storage - Instantaneous gas HWS - Security screens and doors - Naturally cool property due to position and orientation - nice neighbours good strata

Property //

In one of Balga's peaceful pockets nearby Beach Road and footsteps away from the bus stop these incredible apartments include this comfortable ground floor apartment have incredible security and roller gate entry in this complex of eight parcels providing security and style with comfort and class for the relaxing lifestyle in this family location near to all the amenities transport and amazing recreational facilities nearby

The north facing living areas receive all year round natural light from the beneficial northern aspect and the alfresco space provides a tranquil retreat while the undercover carport area has plenty of space having a variety of uses right next to the lock up storage room

Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting around the corner from the very doorstep with the Linthorne Reserve and Hainsworth Plaza whilst offering extra super conveniences like Alexander Heights Shopping Centre for all your shopping needs and Stirling Leisure Centre for exercising with Marangaroo Golf Course for easy social fun and pretty good coffee
A convenient property in a functional location with very low costs perfect for downsizers young families minimalists and lock and leave investors

Location //

- 12km to Perth CBD
 - 3.8km Warwick Grove
 - 450m Celebration Park
 - 500m Hainsworth Plaza
 - 250m Linthorne reserve
 - 3.5km Warwick Stadium
 - 5km to Warwick Train Station
 - 3km Marangaroo Golf Course
 - 2.2km Alexander Heights Shopping Centre
- (All measurements are approximate only)

Don't miss this fantastic opportunity for home owners and investors alike
Whether you're looking to settle down or invest this property is sure to impress
Contact us today to arrange a viewing and discover all that this wonderful property has to



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offer

Built : 2016

Shire Rates : (approximately) \$1400 p.a.

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

Strata per quarter : \$910 per quarter

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Email direct : edward.carver@ljhooker.com.au

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

More About this Property

Property ID	PGTFF4
Property Type	House
Land Area	137 m2
Including	Ensuite Toilets (2)

Edi Carver 0438 933 506

Senior Sales Executive | edward.carver@ljhooker.com.au

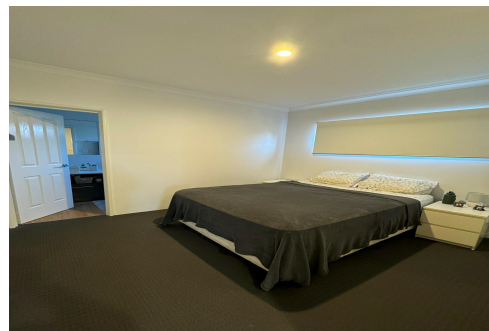
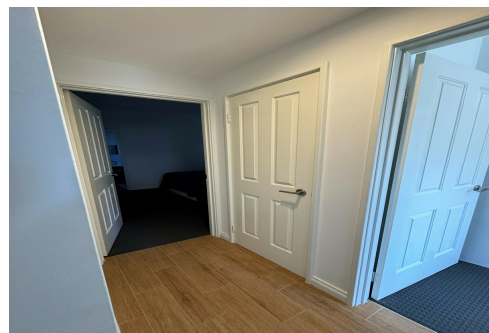
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