



34 Enderby Court, Ballajura

## Well Presented Family Home

This 3 bedroom 1 bathroom property on approx. 522 sqm block is ideally situated in a cul de sac location, walking distance to Enderby Park.

Front lounge with split system air con, ceiling fan and gas bayonet.

Open plan kitchen, dining and family room with gas cooktop and electric wall oven, pantry and storage. Ceiling fan, gas bayonet and split system air con in family room.




Master bedroom with semi ensuite, built in robes, ceiling fan and split system air con.

2 minor bedrooms with ceiling fans and built in robes and 1 bedroom with split system air con.

Carport with electric roller door and garden shed.

Back patio for entertaining with large lawn area for the kids and pets to play.

Close to schools, parks, public transport and shops.

3  1  1 

**FOR SALE**  
From \$849,000

**VIEW**  
Sun 31st May @ 1:00PM - 2:00PM

**AGENTS**  
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**AGENCY**  
LJ Hooker Thornlie | Canning Vale  
(08) 9459 7788

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.

 **LJ Hooker**

## Features

Electric roller shutters to front windows.  
Gas hot water system  
Solar panels  
Downlights throughout  
Reticulated back and front yards  
Bore with new pump  
Built approx. 1993  
Water Rates approx. \$1,180 pa  
Shire Rates approx. \$2,000 pa

Please note the Aerial Photos are for illustration purposes showing approximate boundaries.

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## MORE DETAILS

|               |  |
|---------------|--|
| Property ID   | 9SZHA2   |
| Property Type | House  |
| Land Area     | 522 m2   |
| Including     | Air Conditioning<br>Outdoor Entertaining<br>Built-in-Robes<br>Solar Panels<br>Close to Schools<br>Close to Shops<br>Close to Transport |

### **Anthony Crutchley 0400 238 850**

Sales Representative | [anthony.crutchley@ljhooker.com.au](mailto:anthony.crutchley@ljhooker.com.au)

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