



6 Coral Place, Ballajura

Immaculate 4 x 2 | 850 sqm block | Top of the Hill | Lakes Location | Views

END DATE SALE - All offers presented on the 11th of September 2025 UNLESS SOLD PRIOR

Brief //

Professionally renovated to be modern and almost everything BRAND NEW including electrics lighting plumbing roofing ceiling flooring walls paint kitchen bathrooms laundry fencing rendering gardens driveways and landscapes - cul de sac safety - very low maintenance - 4 bedrooms - 2 bathrooms - kitchen with meals family and sunken games - formal lounge - formal dining - ducted AC + 4 Air Cons - log fire place - storage shed - gas hot water system - gas and sewer connected - built approx. 1988 - land approx. 850 sqm - home approx. 170 sqm - entertainment podium approx. 125 sqm - eternity pool sunken alcove approx. 50 sqm - walkably close to shops parks schools and transport - shire rates approx. \$2280 per annum - water rates approx. \$1,280 per annum

Features //

This gorgeous property packs some punch!

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.

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FOR SALE
End Date Sale

AGENTS

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 **LJ Hooker**

Investors and First Home buyers hold up your hats!

6 Coral Place BALLAJURA is offering low maintenance contemporary luxury living with loads of spacious potential

Fully refurbished top to bottom this family home has an eternity pool space and a large entertainment podium

Potential rent of \$1000 per week and a few steps from the popular Lakes and Parks 'Walk' - this is a Convenience Location

Ballajura School nearby | Ballajura City Shops nearby | Swan Active Recreation Centre all only a few steps down the hill

Approximately 850 sqm total area | Approximately 240 sqm UMR | Approximately 170 sqm living area

Drive through side access to the rear yard many convenient parking places and land for extra developments

Get in contact with Edi Carver to secure your viewing times!

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Property //

Big house located at the top of Ballajura's Lakes Estate offering a choice of ducted AC 4 double bedrooms with inverter AC's master with ENS WIR separate bathroom and separate laundry large front yard plus side land space with hardstand for parking cars trucks containers granny flat or workshop if required and big pool BBQ areas An easy care hill top cul-de-sac street front home that is well presented well located secure spacious and with the potential of \$strong returns

Nothing to do here but move in and enjoy the open plan lay out in this walkable location to parks schools and transport

The living areas each receive large full window sun drenched views of the enormous private entertainers yard and the amazing and graceful street front views

The parking areas provide parking for several cars and there is easy parking space all along the verge

Lifestyle //

This home has many renowned and exciting areas to mention with the stunning shops and parklands straight down the pathway of the front footstep namely the Swan Active Skate Park and Recreational Reserve whilst offering everyday conveniences like Ballajura City Shopping Centre for all your shopping needs and the new and frolicking 'Firkin' pub - get ready for serious socialising and fantastic meals

This convenient property is in arguably one of the more peaceful and functional residential locations beautiful Ballajura has to offer perfect for 'Upsizers' growing young families and definitely investment

Location //

- 200m to Kingfisher Park
- 250m to Nearby Bus Stops on the park
- 300m to Ballajura Skate Park
- 350m to Swan Active Recreation
- 400m to Ballajura Library
- 500m to The Firkin Tavern
- 500m to Ballajura City Shops
- 500m to Ballajura Primary
- 13km to the CBD Centre

Location Perk - this Property has a walk score of around 60 and good transit too

(All measurements are approximate only)

Don't miss this fantastic opportunity for investors & large families alike

Built : 1988

Carport UMR : 1

Car Bays : several

Total : (approximately) 850 sqm

Living : (approximately) 170 sqm

Shire Rates : (approximately) \$2,280.22 p.a.

Water Rates : (approximately) \$1,280.72 p.a.

Strata per quarter : \$0

T&C'S :

- End Date Sale - Offers presented 11 | 09 | 2025
- The sellers reserve the right to accept an offer prior to the End Date
- Finance offers welcome (A written pre-approval will assist you in the offer process)
- Building & Termite inspections are welcome
- Flexible settlement time frames available
- Subject to sale offers are welcome

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Disclaimer :

In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others having 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 you must please make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you

MORE DETAILS

Property ID	PP0FF4
Property Type	House
House Size	168 m2
Land Area	850 m2
Including	Ensuite Toilets (2)

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