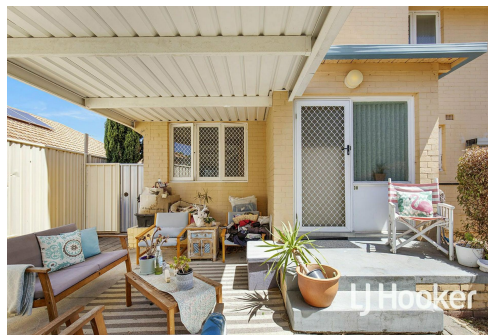




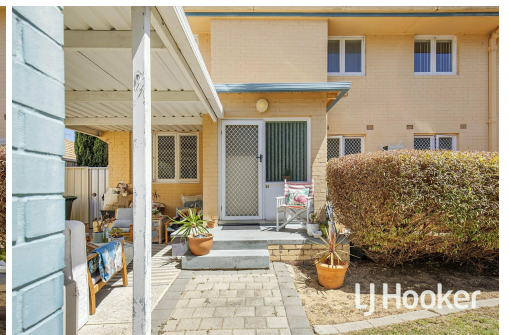
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Calista, 38 Maydwell Way

ANOTHER PROPERTY SOLD BY ROY BARRACLOUGH
0424 617 370

Investment Opportunity - First Home Buyers

Currently a Periodic lease @ \$390.00 p/w

Discover the potential of this fantastic 3-bedroom, 1-bathroom home with a convenient carport. Located in a highly sought-after area, this property offers spacious rooms and promises a bright future for investors.

Why Here?

Investor's Dream: With spacious rooms and a carport, this property presents an excellent investment opportunity. Whether you're looking to rent out the space or renovate it for resale, the potential for a profitable return on investment is evident.



For Sale
Please Call

View
ljhooker.com.au/1JYRGQ5

Contact
Roy Barraclough
0424 617 370
roy@ljhkwinana.com.au



LJ Hooker Kwinana
(08) 9439 3333

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.

Location, Location, Location: Situated in a prime location, this property benefits from its proximity to essential amenities, schools, parks, and transportation. The convenience of nearby shopping centres and dining options will attract potential tenants or future homeowners.

- This property is located a short drive from lovely bushland, a large park and it's within walking distance to all amenities, including schools and a bus route.
- A short drive to Kwinana or Wellard Train Station and it's only a 30-minute train ride to Perth CBD & Mandurah.
- Quick access to the Kwinana Freeway.
- Kwinana Marketplace Shopping Centre that offers Aldi, Coles, Woolworths, SuperChem Pharmacy, Plus Fitness & a variety of Takeaways and it's close to transport, school, shops and much more.
- A short drive will bring you to several major shopping precincts and almost directly across the road to Kwinana Golf Course.
- A short walk to South Metropolitan Tafe, Calista Primary School, Peter Carney Community School & Gilmore College.
- A short walk or drive to Kwinana Beach – which has many parks, BBQ areas, playgrounds and bushland which offers multiple walking trails.

Key Features:

- Three generous bedrooms: Each bedroom offers ample space, providing comfort and versatility for residents or tenants.
- Separate cosy lounge with rear garden access.
- Open plan kitchen/dining area & laundry room with patio access.
- The single bathroom is well-maintained, ensuring functionality and convenience.
- Carport protecting vehicles from the elements with a lock up gate to rear garden.

Don't miss out on this incredible investment opportunity. Contact us today to schedule a viewing and explore the potential of this property!

Rates:

Shire Rates \$1,900.00 pa - approx

Water Rates \$975.17 pa - approx

Strata Fee \$2,000 pa

IDEAL LOCATION with a short drive to everything!



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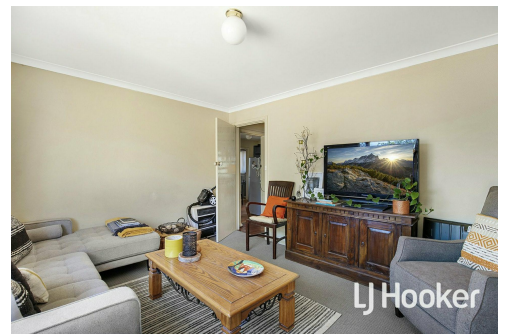
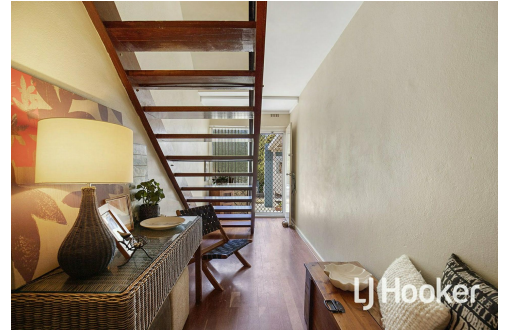
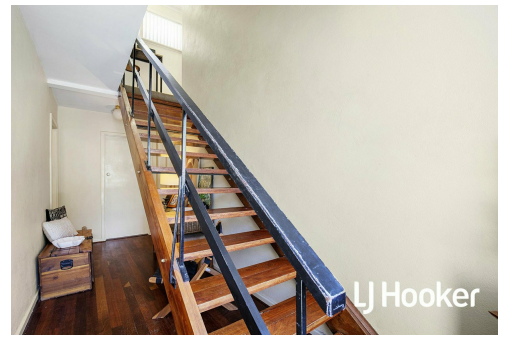
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More About this Property

Property ID	1JYRGQ5
Property Type	House
Land Area	364 m2

Roy Barraclough 0424 617 370
Sales Consultant | roy@ljhkwinana.com.au

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