



Carlisle, 81C Solar Way

Modern Comfort, Prime Location & Outstanding Investment Opportunity

Second Chance to secure this unique home.

Tucked away at the rear of a boutique complex of only three homes with no strata fees, this stunning 3-bedroom, 2-bathroom residence with a double lock-up garage is a must see, as it offers both style and convenience.

* To make a non binding offer, copy and paste the propps link into your browser and follow the prompts:

<https://prop.ps//LvRcKE0Ardf1>

With Perth's rental market booming, this property presents an exceptional investment opportunity, boasting an estimated rental return up to \$800 per week (\$41,600 per annum). Whether you're looking to secure a lucrative asset or a beautifully presented home in a



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For Sale
Under Offer By Saleh Manhy

View
ljhooker.com.au/5FWDFFB

Contact
Saleh Manhy
0432 609 798
saleh@ljhvicpark.com.au

**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

prime location, this property ticks all boxes.

Practical Design Meets Easy Living:

Step inside and be greeted by a bright, airy, and immaculately maintained home designed for modern lifestyles. Featuring sleek and easy-to-maintain flooring throughout, this home is as practical as it is stylish.

The open-plan living and dining area flows seamlessly, creating a warm and inviting space for everyday living and entertaining.

Three well-proportioned bedrooms with walk-in robe and private ensuite for ultimate comfort.

- * Recently renovated ultra-modern bathrooms - Featuring contemporary finishes, stylish fittings, and a fresh, modern aesthetic.
- * Three split-system air conditioners - Strategically placed in the master bedroom, second bedroom, and living area to provide year-round climate control.
- * Dedicated study nook - Ideal for professionals working from home or students needing a quiet workspace.
- * Sleek and functional kitchen - Equipped with an induction cooktop, dishwasher, and ample pantry & cabinetry space for all your storage needs.

Outdoor Space for Relaxation & Entertainment:

A true highlight of this home is the spacious courtyard and outdoor area, designed for both relaxation and entertainment. Whether you're hosting a weekend BBQ, enjoying a morning coffee in the sunshine, or creating a secure space for kids and pets to play, this private retreat offers versatility and comfort.

Why This Home is an Unmissable Opportunity:

- * Survey Strata Title. No strata fees - More savings and complete ownership flexibility.
- * Prime investment potential - Estimated rental income of up to \$800 per week (\$41,600 p.a.) in Perth's hot rental market.
- * Move-in ready - Immaculately maintained and recently upgraded for a stylish, modern feel.
- * Lock-and-leave lifestyle - Ideal Perth-base for busy professionals, downsizers, and investors.
- * This home is the complete package - A modern residence in a sought-after location with exceptional rental returns!

Unbeatable Location - Everything at Your Fingertips:

(Distances are approximate)

Perfectly positioned in one of Carlisle's most sought-after pockets, this home delivers convenience, lifestyle, and strong investment appeal. Enjoy easy access to:

- * Fletcher Park - Just steps away from your front door, offering an expansive green space



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perfect for morning jogs and outdoor activities.

* Public transport within 500m - Making commuting into the city and surrounding areas effortless.

* Vibrant Albany Highway cafe & restaurant strip (2km) - Indulge in some of Perth's best eateries, bars, and boutique shopping.

* Optus Stadium (4.5km) - Catch major sporting events and concerts just minutes away.

* Curtin University (5km) - A prime location for students and academics, enhancing the property's investment potential.

* Perth Airport (5.5km) - Ideal for FIFO workers, business travellers, and frequent flyers.

This home provides the perfect balance of tranquillity and accessibility, ensuring you're never far from the best that Perth has to offer.

Join us at the home open and experience the incredible lifestyle and investment potential for yourself.

Contact Saleh Manhy today to register your interest!

Outgoings:

* Council Rates: \$1,998 P.A.

* Water Rates: \$1,264 FY 2024

* Strata Fees: Nil

Disclaimer: The above information is only intended for general purposes. No assurances or warranties are provided, despite every attempt to assure its accuracy. Before making any decisions, interested parties should carry out independent due diligence to confirm all information.

More About this Property

Property ID	5FWDFFB
Property Type	House
Land Area	276 m2
Including	Ensuite Air Conditioning Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Close to Schools Close to Shops Close to Transport Heating Window Treatments

Saleh Manhy 0432 609 798

Sales Consultant | saleh@ljhvicpark.com.au

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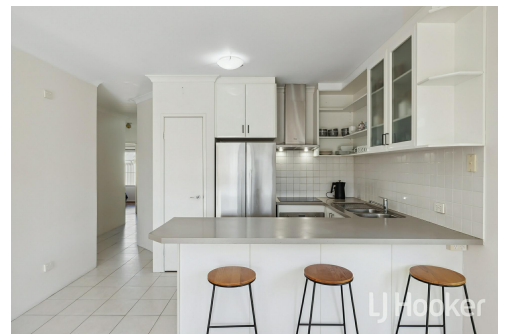
288 Albany Highway, VICTORIA PARK WA 6100

victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au

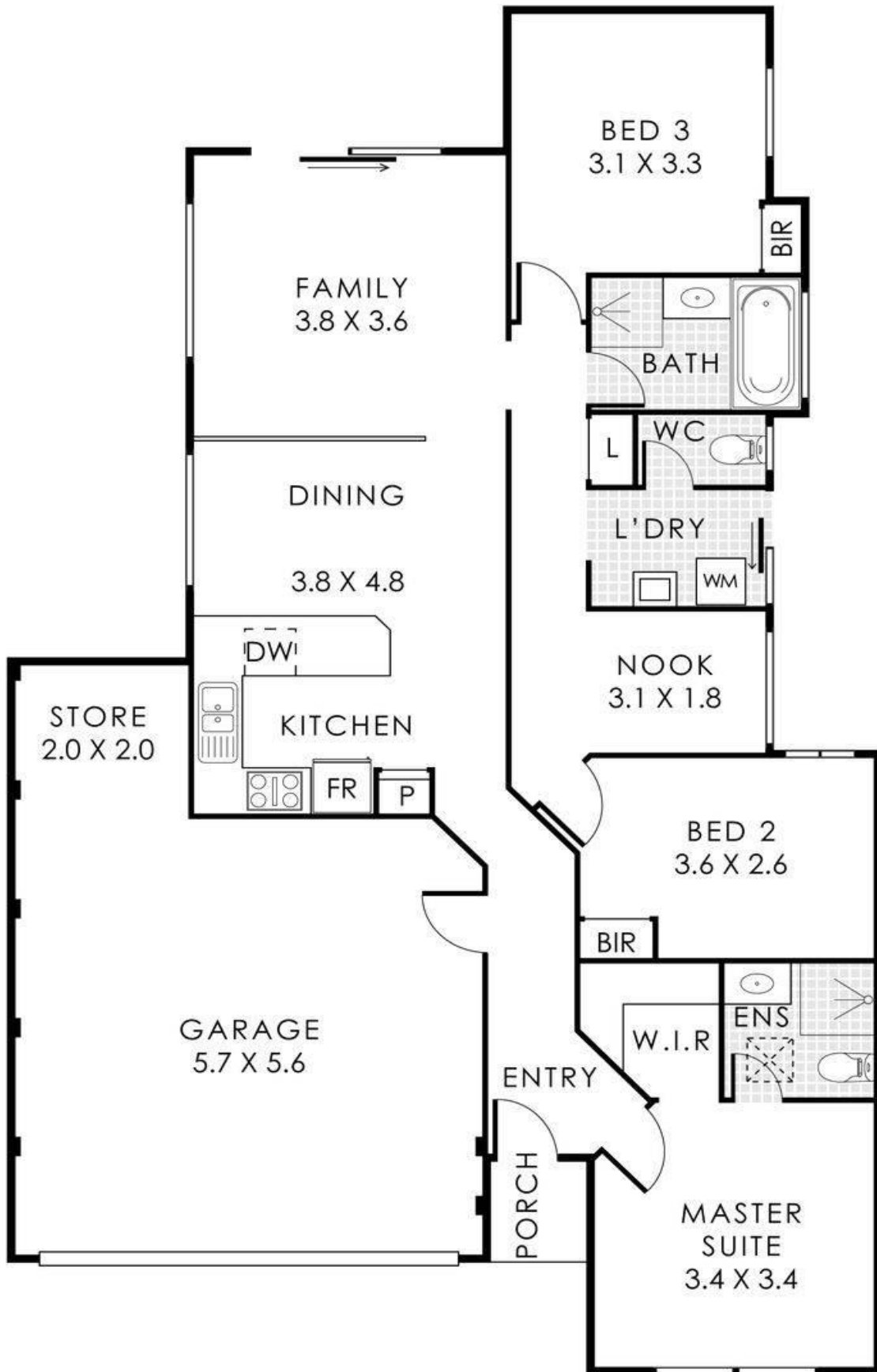


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81 Solar Way, Carlisle

Residence 109m² | Garage 34m² | Porch 1m² | Store 4m²
Total Area 148m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and total areas do not include or account for wall thicknesses or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.cribcreative.com.au

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