



41 Currajong Crescent, Craigie

## Immaculate 4 x 1 with 2nd toilet | 5th bedroom | top of the new Rise Estate

END DATE SALE - All offers presented on the 2nd of October 2025  
UNLESS SOLD PRIOR

Brief //

Professionally renovated to be modern and almost everything BRAND NEW including electrics lighting plumbing roofing ceiling air conditioning flooring walls paint kitchen bathrooms laundry fencing rendering gardens driveways parking and landscaping - relatively quiet crescent street elevated safety - low ( no ) maintenance property - 4 bedrooms - 1 bathroom - 2 toilets - kitchen with meals and open plan living - new air conditioning - gas and sewer connected - built approx. 1976 - land approx. 325 sqm - home approx. 100 sqm - patio with potential 5th bedroom approx. 35 sqm - prime residential location close to shops parks schools and transport - shire rates approx. \$1,800 per annum - water rates approx. \$1,155 per annum

Craigie Heights location and views | bounce on this boutique bargain | contemporary class | hybrid timber floors throughout | security |

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**FOR SALE**  
End Date Sale

**AGENTS**

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**AGENCY**

LJ Hooker Mirrabooka  
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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**

several car parking

potential rent \$800 per week | 4 car spaces | extra 4 verge car spaces | suit FIFO | air BnB | completely low maintenance

prime portfolio investment | lock and leave | excellent first home | street front block | elevated land

Craigie Leisure Centre | Craigie Bushland | Pinnaroo Valley Memorial Park | Pinnacle Park | Westfield Whitford City SC | Edgewater Train Station

Property //

This incredible investment packs a punch! First Home Buyers hold on to your hats! Offering a 4 x 1 with an extended driveway for 4 extra Cars. NO STRATA FEES! ( yes, you read that right! ), Own Frontage offers even Extra Parking, High Ceilings, Air Conditioning and all the bonus perks that come with being the front house of the lot! This home has always been cared for and maintained with regular pest control, electrical inspections and good tenant selection. Accompanying all the above perks are, Open Plan Living, Low maintenance, easy access to Mitchell Freeway, generally 25 minutes from the CBD ( which is approximately 25km ), 7 minutes from Mullaloo Beach North Point ( which is approximately 3 km ), less than 2 kilometres to Edgewater Train Station, of course Smoke Alarms RCD's and Sufficient Security, rest assured that you are making the right choice. Be quick as it WILL NOT last! Council Rates: Approx. \$1,800 per Annum Water Rates: Approx. \$1,155 per Annum Get in contact with Edi Carver to secure your viewing times! 0438 933 506 (08) 9344 5577 [edward.carver@ljhooker.com.au](mailto:edward.carver@ljhooker.com.au)

Location //

- 100m to Pinnacle Park
  - 1.7km to Craigie Bushland
  - 3km to Mullaloo Beach North
  - 2km to Craigie Leisure Centre
  - 2km to Edgewater Train Station
  - 1km to Craigie Heights Primary School
  - 2.2km to Pinnaroo Valley Memorial Park
  - 2km to Westfield Whitford City Shopping Centre
- ( All measurements are approximate only )

Don't miss this fantastic opportunity for home owners and investors alike

Potential rent \$800 per week

Built : 1976

Patio : 35 sqm

Frontage : ( approximately ) 15m

Total : ( approximately ) 327 sqm

Interior : ( approximately ) 100 sqm

Undercover : ( approximately ) 135 sqm

Shire Rates : ( approximately ) \$1,802.14 p.a.

Water Rates : ( approximately ) \$1,156.63 p.a.

Total Strata : \$0

T&C'S :

- End Date Sale - Offers presented 02 | 10 | 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

Office : 9344 5577

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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	PP8FF4
Property Type	House
House Size	106 m2
Land Area	327 m2
Including	Toilets (2)

### Edi Carver 0438 933 506

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