



LJ Hooker



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41A Currajong Crescent, Craigie




## Immaculate as new 3 x 2 | theatre room or 4th bedroom | top of the new Rise Estate

Brief //

Built in 2020 everything IMMACULATE includes colorbond fencing rendering gardens uplighting driveway ample paved parking landscaping - elevated position in a quiet crescent street providing safety - low maintenance property - 3 ( or 4\* ) bedrooms - 2 bathrooms - 2 toilets - theatre room\* - kitchen in open plan living with dining veranda alfresco - RC air conditioning - high ceilings - gas and sewer connected - built approx. 2020 - land approx. 270 sqm - home approx. 160 sqm - dining veranda approx. 10 sqm - prime residential location close to shops parks schools and transport - shire rates approx. \$2,025 per annum - water rates approx. \$1,280 per annum

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

Craigie Heights location and views | bounce on this bargain | contemporary class | tiled floors throughout | security | several car parking

3  2  3 

**FOR SALE**

Please Call

**AGENTS**

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**AGENCY**

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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.

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potential rent \$800 per week | 3 car spaces | extra verge car spaces |  
suit FIFO | air BnB | very low maintenance

prime portfolio investment | lock and leave | fantastic first home |  
battle axe block | elevated land

Property //

This incredible investment property packs a punch! First Home Buyers grab on to your hats! Offering a 3 x 2 with an extended driveway for extra cars. NO STRATA FEES! ( yes, you read that right! ), the street frontage offers even extra parking, high ceilings, air conditioning, insulation and all the bonus perks that come with being a relatively new house on the lot! This home has been cared for and maintained with regular pest control and electrical inspections. 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 super sufficient security, rest assured that you are making the right choice. Be quick as it WILL NOT last! Council Rates: Approx. \$2,025 per annum Water Rates: Approx. \$1,280 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 : 2020

Veranda : 10 sqm

Total : ( approximately ) 269.36 sqm

Interior : ( approximately ) 157.96 sqm

Undercover : ( approximately ) 170.71 sqm

Shire Rates : ( approximately ) \$2,027.29 p.a.

Water Rates : ( approximately ) \$1,279.88 p.a.

Total Strata : \$0

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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 PTRFF4  
Property Type House  
House Size 157 m2  
Land Area 269 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Alarm  
Courtyard  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Theatre Room - High Ceilings - Double  
Garage Storage - Open Plan

### Edi Carver 0438 933 506

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### Jatin Sethi 0416 168 064

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