



13 Mirrabooka Avenue, Girrawheen

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## IDEAL HOME FOR FAMILIES, TRADIES, INVESTORS AND MORE!!!

IN THE HOT MARKET A QUICK DECISION WINS, SO MAKE AN OFFER ON THIS PROPERTY NOW !!!  
This property is being sold in an AS IS condition.

Set on a generous 693m2 block with R20/40 zoning (Triplex). This property is brimming with potential for renovators, developers, investors or homeowners.

You have numerous options to capitalise on this property and to suit your purpose whether it's subdividing, extending, making renovations to live or to rent or just holding it as your piggy bank&hellip;.

Located in a highly sought after pocket of Girrawheen, only 16km from the CBD and with a School directly across the road & public transport 1 house down & directly across the road in front of the school, this is an opportunity not to be missed !

### ADDITIONAL FEATURES INCLUDE:

- 3 Bedrooms, 2 Bathrooms Double Brick & Tile Home

### FOR SALE

Offers From \$989k

### VIEW

By Appointment

### AGENTS

George Kowalski  
0410 423 916  
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### AGENCY

LJ Hooker Leederville  
(08) 6222 6619

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.



- Master bedroom with Large Spacious Walk-In Robe & Private Ensuite (Bathroom/Shower & Toilet)
- Family Bathroom & Toilet
- Huge Open Floor Plan - formal lounge, dining and kitchen areas
- Kitchen to be renovated
- Laundry with outdoor access
- Spacious Alfresco / Enclosed Patio entertaining area overlooking back garden
- Separate Enclosed Tiled Side Courtyard for entertaining, BBQs, Pot Plant display or quiet outdoor space for just relaxing
- Front lawn idea for kids or future landscaping or extra car spaces
- Large Single Garage with both front & back Remote Controlled Garage Roller Doors with drive-through access straight through to rear garage/workshop

- Extra open space for parking up to 9 Cars on the property
- Rear Garage / Workshop with 3 Phase Power
- Entire house Tiled / All Rooms Tiled
- 2 Large Panoramic Front Windows (master bedroom & lounge room)
- All 3 Bedrooms have extended long sliding Cross Breeze Windows on opposite walls of the main bedroom window to Create a Cool Cross Breeze
- Directly opposite Mercy College (Kindy , Primary & High School, Year 0-12 ) with numerous other schools nearby
- Double Sided Full Security Screens on all bedroom & kitchen Windows. All Security Screen Doors & Sliding Doors have 3 Lock Cylinders
- Massive Double Sided Sliding Kitchen Doors & Windows (roughly 3.9m long) overlooking tiled courtyard
- 2 Mature Lime & 2 Mature Lemon Trees (yields an abundant crop/fruits all year round) with ample space amongst them for a veggie garden sectioned off from the rest of the backyard
- House Alarm / CCTV - hard wired

#### LOCATION HIGHLIGHTS:

- Only 16 km to CBD
- Minutes walk to local shops
- School directly across the road (Year 0-12)
- Super Close to Public Transport - bus stop located 1 house down & directly across the road in front of the school

Whether you're an astute investor, a developer seeking your next project, a renovator ready to add value or a homeowner wanting a spacious block in a prime location, this property ticks every box.

Opportunities like this in hot selling suburbs don't last - ACT TODAY!!

Call now George Kowalski 0410 423 916 to book an appointment !

## MORE DETAILS

Property ID	8EJ04
Property Type	House
Land Area	693 m2
Including	Ensuite Toilets (2) Alarm Courtyard Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

### **George Kowalski 0410 423 916**

Sales Consultant | [george.kowalski@ljhooker.com.au](mailto:george.kowalski@ljhooker.com.au)

### **LJ Hooker Leederville (08) 6222 6619**

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