



29 Montrose Avenue, Girrawheen

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## 4 Separate Living Areas | 3 x 1 | 2nd shower | 692 sqm

END DATE SALE - All offers presented on the 18th of December 2025 UNLESS SOLD PRIOR

Brief //

Can actually do a lot with this property - medium maintenance property just front and back lawns - 3 bedrooms - 1 bathroom - separate second shower - 1 separate toilet - 1 separate laundry - kitchen with dining separate lounge - activity room or 4th bedroom - large separate sunken games living space ( professionally enclosed but not UMR ) - no air conditioning - gas and sewer connected - built approx. 1973 - land approx. 692 sqm - home approx. 133 sqm - enclosed veranda approx. 33 sqm - drive through to carport approx. 25 sqm - prime residential location close to shops parks schools and transport - shire rates approx. \$1,700 per annum - water rates approx. \$1000 per annum

Prime portfolio investment | lock and leave | excellent big first home | street front | level rectangular land

Potential rent \$750 per week | many car spaces | extra verge car spaces | suit for entertaining | medium maintenance gardens

**FOR SALE**  
End Date Sale

**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.



Montrose park location and views | bounce on this family bargain | character and charm | bedroom jarrah floors | living area jarrah floors | security | several car parking  
Property //

This incredible investment packs a punch! First Home Buyers hold on to your hats! Fantastic development potential and offering a 3 x 1 with an extensive driveway for many extra cars. Green Title so NO STRATA FEES! ( yes, you read that right! ), Own Frontage offers even Extra Parking, High Ceilings, no Air Conditioning but all the bonus perks that come with being the big house on the block! 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, separate living areas, low maintenance, easy access to Reid Highway and then Mitchell Freeway, generally 20 minutes from the CBD ( which is approximately 12km ), 17 minutes from Scarborough Beach North Point ( which is approximately 11 km ), less than 6 kilometres to Warwick 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. \$1,700 per Annum Water Rates: Approx. \$1,000 per Annum Get in contact with Edi Carver to secure your viewing times! 0438 933 506 (08) 9344 5577  
edward.carver@ljhooker.com.au

Location //

- 20m to Ferrara Park
- 700m to Mercy High
- 150m to Roseworth Primary
- 250m to Montrose Park and Tennis
- 450m to Hainsworth Village and Skate Park
- 4km to Warwick Grove Shopping Centre
- 6km to Warwick Train Station

( All measurements are approximate only )

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

Potential rent \$750 per week

Built : 1973

Pergola : 15 sqm

Carport : 25 sqm

Frontage : ( approximately ) 18m

Total : ( approximately ) 692 sqm

Interior : ( approximately ) 133 sqm

Undercover : ( approximately ) 160 sqm

Shire Rates : ( approximately ) \$1,697.94 p.a.

Water Rates : ( approximately ) \$968.62 p.a.

Total Strata : \$0

T&C'S :

- End Date Sale - Offers presented 18 | 12 | 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

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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	PREFF4
Property Type	House
House Size	133 m2
Land Area	692 m2
Including	Toilets (1) Courtyard Outdoor Entertaining Floorboards Fully Fenced 2nd separate shower - large games entertainment room - separate activity room or 4th bedroom

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