



## Girrawheen, 46 Stebbing Way

Development Potential 734 sqm block | 3 x 1 + 2  
Carports | Rear Access | Park

3  1  4 

**For Sale**  
End Date Sale

**View**  
[ljhooker.com.au/PGVFF4](http://ljhooker.com.au/PGVFF4)

**Contact**  
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END DATE SALE - All \* offers \* will be presented on the 16th of January 2025 UNLESS SOLD PRIOR

Excellent first home & prime portfolio investment can lock and leave ( \* Price guide is from \$600k \* )

Bounce on this Bargain | Postcard Material | Country Style | Curb Appeal | Scenic Driveway | Ferrara Park | Roseworth Primary | Great Street

This is a hidden gem for investors and developers wanting a big block of land with neat and tidy improvements to complete and a perfect FHB land bank opportunity

A few steps from the popular Ferrara Park | Convenience location | Burbridge Shops



**LJ Hooker Mirrabooka**  
**(08) 9344 5577**

**Disclaimer:** 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.

and Tavern nearby | Nearby Alexander Heights Shops and Heights Bar and Bistro

Approximately 734 sqm total area | Approximately 100 sqm UMR area | Approximately 30 sqm two carport areas

#### Brief //

3 Bedroom - 1 Bathroom - kitchen with meals - Formal lounge - Split System Air Cons - Dining alfresco patio - Security Installed - Gardens - Rear accessible - Gas and Sewer connected - Built approx. 1973 - Land approx. 734 sqm - Home undercover approx. 100 sqm- Close to shops parks schools and transport - Shire rates approx. \$1800 per year - Water rates approx. \$850 per year

#### Features //

Located in the heart of Girrawheen bordering Roseworth Primary and Ferrara Park offering separate kitchen dining and living areas 3 generous bedrooms master with extra BIR space separate bathroom and large laundry separate WC 2 split system air conditioners rear private potential patio alfresco yard plus front land space with gorgeous plants welcoming visitors

#### Property //

Downsizers young couples investors this is an easy care street front villa home that is well presented well located secure spacious and with strong rental returns

Located near the popular Ferrara Park with nothing to do here but move in and enjoy the spacious living lay out with kitchen dining separate living and 3 separate bedrooms plus separate bathroom and laundry in this walkable location to parks schools and transport Family location for the relaxing lifestyle in this property nearby to all the amenities and amazing recreational facilities

The bedrooms are a good size with durable comfortable carpets and the wet areas have epoxy flake non slip flooring attractive and durable wood floorboards in the living areas throughout add that natural purity and cleanliness perfect for all year around weather too Currently this well cared for property has roller shutters and CrimSafe screens on most windows and allowing natural lighting through the big windows with protection and sophistication allowing maximum views of the lavish front garden which may function as an excellent alfresco area under the large carport

The parking areas include 2 carports ( 1 UMR ) parking plus extra car bays and there is plenty space for more parking on the lawn and on the street

#### Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting around the corner with Montrose Park and Montrose Tennis whilst offering everyday conveniences like Alexander Heights Shops for all your shopping needs and the Heights Bar and Bistro for shopping socialising and fantastic fun

A convenient property in one of the more functional locations Girrawheen has to offer with very low costs perfect for downsizers young couples minimalists and definitely secure lock and leave investing

#### Location //

- 1m to Ferrara Park
- 50m to Montrose Park
- 125m to Montrose Tennis



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- 75m to Roseworth Primary
  - 1.3km to Alexander Heights Shops
  - 600m to Burbridge Shops and Tavern
- ( All measurements are approximate only )

Don't miss this fantastic opportunity for home owners and investors alike priced to please this could be your first step to owning your own home suitable for investors but singles couples and small families amazing and perfect

Potential rent \$650 per week

Built : 1973

Carports : 15 sqm x 2

Frontage : ( approximately ) 59m

Total : ( approximately ) 734 sqm

Undercover : ( approximately ) 100 sqm

Shire Rates : ( approximately ) \$1,719.22 p.a.

Water Rates : ( approximately ) \$848.23 p.a.

Total Strata : \$395 per quarter ( Admin \$370.00 Reserve \$25.00)

T&C'S :

- \* End Date Sale - Offers presented 16 | 1 | 2025
- \* The sellers reserve the right to accept an offer prior to the End Date Sale process
- \* 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 and have 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 please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you



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## More About this Property

Property ID	PGVFF4
Property Type	House
Land Area	734 m <sup>2</sup>
Including	Toilets (1)

### Edi Carver 0438 933 506

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