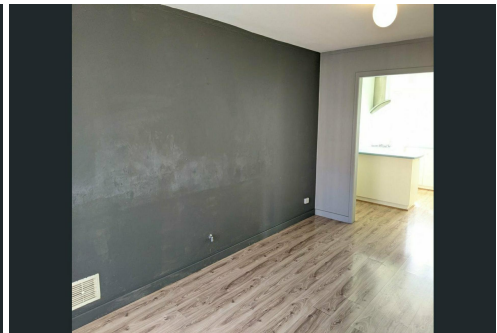
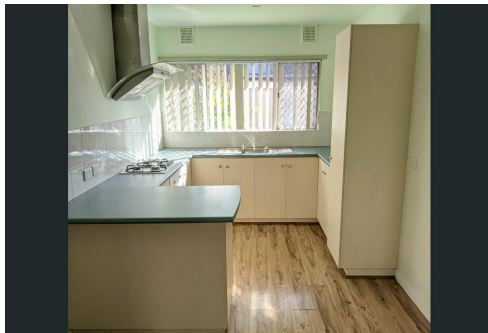
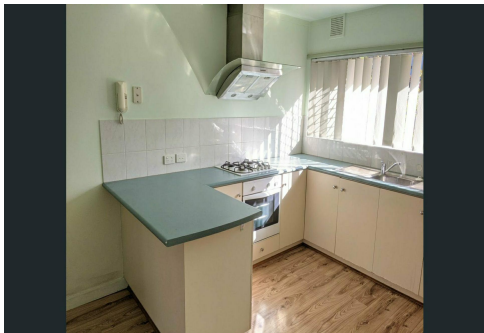
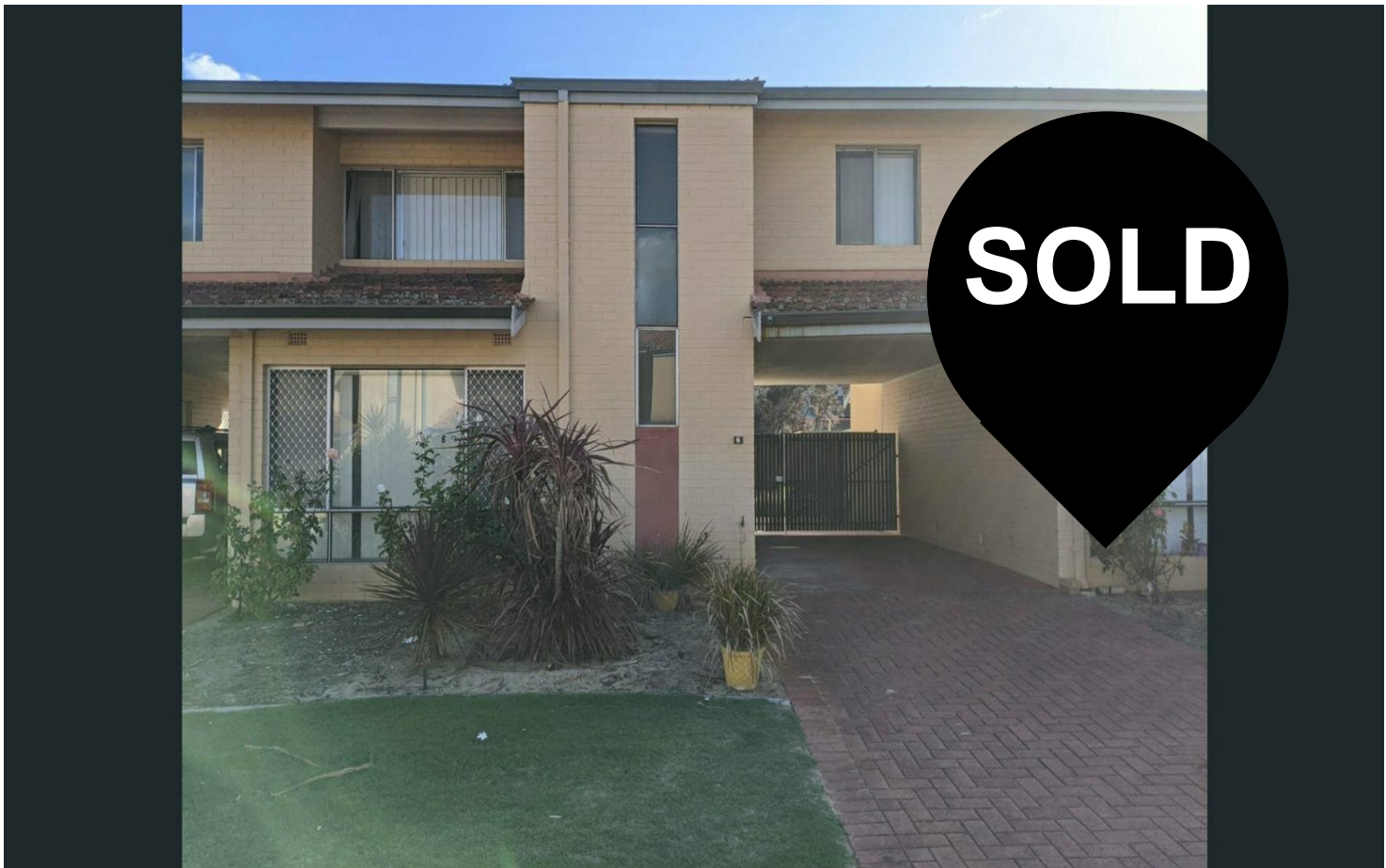




Girrawheen, 6/69 Tending Way

Refurbished 3 x 1 Townhouse | Popular location | Near bus and amenity | Suitable for retirees

3 1 2

For Sale
END DATE SALE

View
ljhooker.com.au/PECFF4

Contact
Edi Carver
0438 933 506
edward.carver@ljhooker.com.au

John Samykannu
0411 263 175
mirrabooka@ljhooker.com.au

END DATE SALE - All * offers * will be presented on the 18th of July 2024 UNLESS SOLD PRIOR

(* Price guide \$400ks *)

Current tenant paying \$450 per week

Huge common enclosure space perfect for the kids to play

Plenty of activity around this family friendly pocket of GIRRAWHEEN

Walking to Hainsworth park and plaza few hundred metres | Nearby Warwick Grove

Potential rent \$550 per week | Functional location | Easy care | Nearby parks shops



LJ Hooker Mirrabooka
(08) 9344 5577

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amenity

A suitable opportunity for home owners and investors | 8 visitor car bays secure in the complex

Parking for 1 car undercover | Extra car bay plus drive through access | Potential large alfresco

Brief //

Nearby Hainsworth Park is worth the walk with basketball play pit oval and shops all active daily

Downsizers young couples investors this is an easy care 3 bed 1 bath townhouse that is well presented well located secure spacious and with strong rental returns

Located in the popular Hainsworth district with nothing to do here but move in and enjoy the high ceilings open plan lay out with kitchen lounge and dining big bedrooms and a large outdoor entertaining rear yard with drive through accessibility good for peace and quiet or for fresh air and natural sun light all in this very walkable location to lots of amenity day and night

Features //

This grouped executive townhouse lifestyle provides excellent security with an open plan living space a Master bedroom with generous robe space and Second and Third bedrooms with ceiling fans - the Central bathroom has a combined bathtub and shower with vanity - Fully equipped separate large laundry - Fully equipped Chef's Kitchen complete with large surfaces and ample storage - Dining room and Lounge room in open plan with the Kitchen and a big window to let in natural light and view the private front common courtyard with attractive real grass and tiled areas secure safe and spacious enough for a game of rugby - Split system air conditioning in the living areas - Secure parking for many cars and one car under cover one space out the front can park in the back yard or the visitor bays too - Plenty of storage - gas HWS

Property //

On one of the quieter streets and most peaceful pockets Girrawheen has to offer providing security and comfort with style and class for the relaxing lifestyle in this perfect location to all the amenities and amazing recreational facilities nearby

3 bedrooms 1 bathroom this well cared for property has a master bedroom with an equally impressive second and third bedroom upstairs separation from the large open plan living areas the stairwell has a large floor to ceiling glass panel allowing natural light and atmospheric versatility

The living areas receive all year light from the large eastern common courtyard space which provides a tranquil and secure retreat and the undercover garage secure parking area has plenty of space for cars and some storage plus big private back yard with BBQ tiled area landscaped grass section and storage shed

Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting around the corner with the Hainsworth Plaza whilst offering everyday conveniences like Warwick Grove for all your shopping needs and Warwick Stadium for sport and exercise with Tendring Park 40 metres down for easy socialising and outdoor R'n'R



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This convenient property is in a functional location with low costs perfect for retirees
downsizers young families minimalists and secure lock and leave investing

Location //

- 50m Tendring Park
- 12km to Perth CBD
- 3.7km Warwick Grove
- 300m Hainsworth Park
- 350m Hainsworth Plaza
- 3.5km Warwick Stadium
- 5km to Warwick Train Station

(All measurements are approximate only)

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

Built : 1973

Shire Rates : (approximately) \$1700 p.a.

Water Rates : (approximately) \$900 p.a.

Strata per quarter : \$470

T&C'S :

- * End Date Sale - Offers presented 18 | 07 | 2024
- * 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 possible

Office : 9344 5577

Edi : 0438 933 506

Email office : mirrabooka@ljhooker.com.au

Email direct : edward.carver@ljhooker.com.au

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	PECFF4
Property Type	House
House Size	86 m ²
Land Area	260 m ²
Including	Toilets (1)

Edi Carver 0438 933 506

Senior Sales Executive | edward.carver@ljhooker.com.au

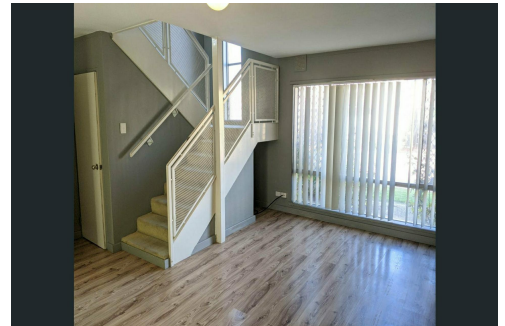
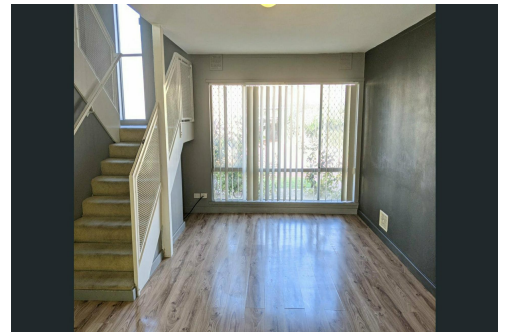
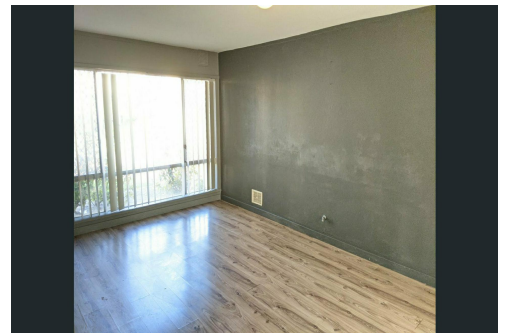
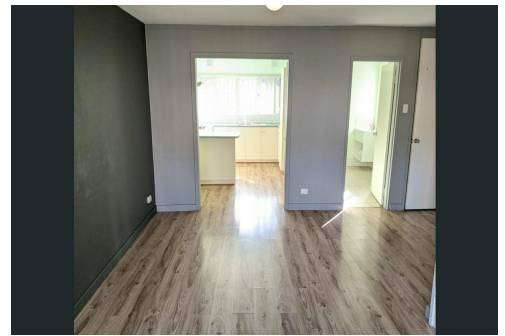
John Samykannu 0411 263 175

Principal-Licensee / Sales Director | mirrabooka@ljhooker.com.au

LJ Hooker Mirrabooka (08) 9344 5577

Unit 5, 9 Cobbler Place, MIRRABOOKA WA 6061

mirrabooka.ljhooker.com.au | mirrabooka@ljhooker.com.au



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