

Marangaroo, 19 Trafalgar Gardens

Space For the Boat, Caravan and Trailer!

Auction Location: Online

CURRENT BID \$735,000 - 6 QUALIFIED BIDDERS. The Openn Negotiation is underway (online auction with flexible terms for qualified buyers) and the property can sell as early as tomorrow. Contact the Agent immediately to become qualified and avoid disappointment.

Tranquilly tucked away within a secluded cul-de-sac setting and benefitting from two sets of double side-access gates that ensure plenty of secure parking space at both ends of the block, this solid 3 bedroom 1 bathroom brick-and-tile home is as neat and tidy as they come.

The perfect first buy or astute investment property, this fantastic starter welcomes you inside via its formal front lounge and dining room. A single door separates this part of the house from the main open-plan family, meals and kitchen area, where most of your casual



For Sale
Please Call

View
ljhooker.com.au/3QNKFGJ

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LJ Hooker City Residential
(08) 9325 0700

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.

time will be spent.

The kitchen itself is well-equipped with double sinks, tiled splashbacks, a breakfast bar for quick bites, a stainless-steel range hood, a stainless-steel Chef gas cooktop, an under-bench Haier oven and a stainless-steel Bosch dishwasher for good measure. It also splendidly overlooks the huge backyard and its generous lawn area.

Staying outdoors, a terrific covered patio-entertaining area off the family room comprises of an under-cover clothesline, whilst elevated easy-care gardens and a paved sitting courtyard only add to the myriad of boat, caravan or trailer parking options already on offer. Back inside, the carpeted front master suite is the obvious pick of the bedrooms with its walk-in wardrobe and semi-ensuite access through to a fully-tiled bathroom —bathtub, showerhead, vanity, under-bench storage, over-head cupboards and all.

The sprawling John Moloney Park sits just a few doors down, with a hop, skip or jump also separating your front doorstep from the local medical centre and fantastic family restaurants around the corner. The likes of bus stops, Rawlinson Primary School, the stunning Marangaroo Conservation Reserve, other lush local parklands and Marangaroo Golf Course are all only walking distance away themselves.

Additionally, Alexander Heights Shopping Centre, more shopping at Kingsway City, community sporting facilities, other excellent schools and major arterial roads are so easily accessible within a matter of only minutes. Convenient living has never been more impressive!

Other features include, but are not limited to:

- *Low-maintenance timber-look flooring
- *Tiled kitchen, bathroom and laundry spaces
- *Split-system air-conditioning in the family room and master bedroom
- *Separate laundry with storage and backyard access
- *Separate fully-tiled toilet
- *Linen press
- *Feature skirting boards
- *Reticulation
- *Rear garden shed (3m x 3m approx.)
- *Remote-controlled single lock-up garage —with access to the rear yard
- *Comfortable 697sqm (approx.) block

Points of Interest (all distances approximate):

- *200m to John Moloney Park
- *800m to Rawlinson Primary School
- *1.3km to Girrawheen Senior High School
- *1.7km to Alexander Heights Shopping Centre
- *2.6km to Marangaroo Golf Course
- *2.9km to Kingsway City Shopping Centre
- *17.0km to Perth CBD

Agents note - Rooms and outdoor areas shown with furniture in are computer generated



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images.

Rates & Dimensions:

- Council Rates \$1,900 per year
- Water Rates \$1029.24 per year
- Total Land Area 697sqm

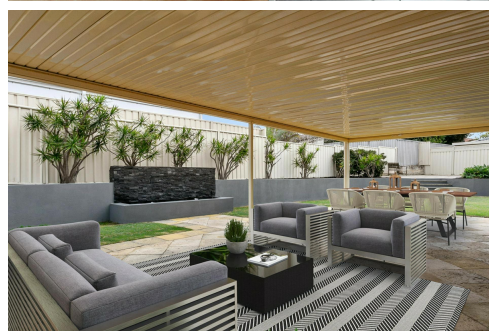
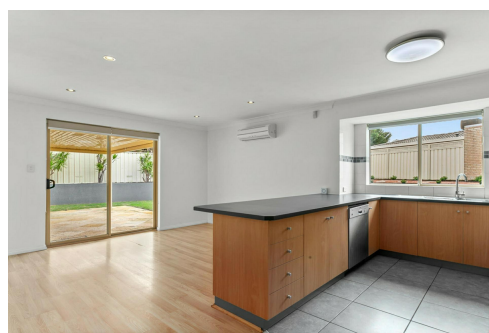
Online Auction <https://anz.openn.com/app/p/cqgrpqcceduoflps73mg>

More About this Property

Property ID	3QNKFGJ
Property Type	House

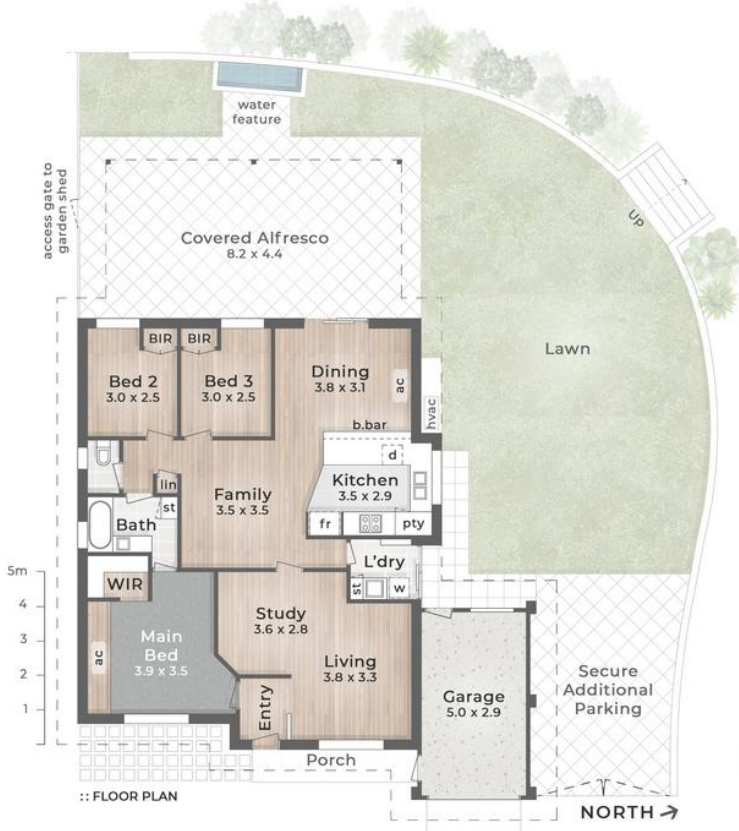
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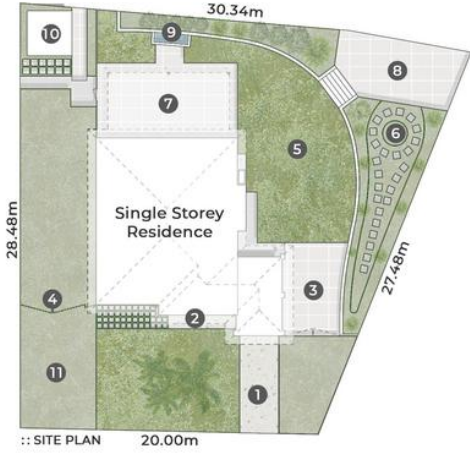


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- LEGEND**
- 1. Driveway Parking | 2. Entry Porch
 - 3. Secure Additional Parking | 4. Side Access Gate (4.0m)
 - 5. Lawn | 6. Garden Bed Feature
 - 7. Covered Alfresco | 8. Raised Open-Air Terrace
 - 9. Water Feature | 10. Garden Shed (3.0m x 3.0m)
 - 11. Boat / Caravan Parking



TRAFALGAR GARDENS

19 Trafalgar Gardens MARANGAROO

697m² | 3 Bed + Study | 1 Bath | 1 Car + Off-Street

Internal 112m² | Porch & Alfresco 52m² | Garage 16m² | Total 180m²



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