






16 Helby Close, Merriwa

## Perfect Blend of Space, Comfort & Location

Tucked away at the very end of a quiet cul-de-sac, this well-maintained four-bedroom, one-bathroom home with two toilets and a double enclosed drive-through garage is the perfect family residence or investment opportunity. The home offers spacious bedrooms, including a master with a large walk-in robe and semi-ensuite access, bedrooms three and four with built-in robes, plus an additional WC for convenience.

The kitchen is well appointed with a shopper's entrance, ample bench and cupboard space, and quality appliances. Flowing from here is the large open-plan dining and family living area, complete with a built-in bar, while a separate formal lounge provides even more space to relax or entertain. Comfort is assured year-round with ducted evaporative air conditioning throughout and a reverse cycle split system in the main living area.

Outside, the home truly shines with an extensive all-weather entertaining area, beautifully reticulated gardens, and a powered, lockable shed fitted with hot and cold water. The 597sqm block offers plenty of room for the whole family.

3  1  2 

### FOR SALE

Under Offer - Over \$800k

### AGENTS

Ian Knight  
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Marco Viljoen  
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### AGENCY

LJ Hooker Joondalup  
(08) 9300 2100

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.

 **LJ Hooker**

Located in a sought-after pocket close to schools, parks, shops and public transport, this home is also just five minutes to Clarkson Station, four minutes to Quinns Beach, seven minutes to Ocean Keys Shopping Centre and only eight minutes to Mindarie Marina.

2025/2026 Outgoings

Water: \$937.02

Council: TBA

Please be aware that these figures are an approximate only

Rental appraisal - \$630 - \$680/week

## MORE DETAILS

Property ID	K9JHRD
Property Type	House
House Size	152 m2
Land Area	597 m2

**Ian Knight 0413 447 016**

Residential Sales Specialist | [ian.knight@ljhooker.com.au](mailto:ian.knight@ljhooker.com.au)

**Marco Viljoen 0468747725**

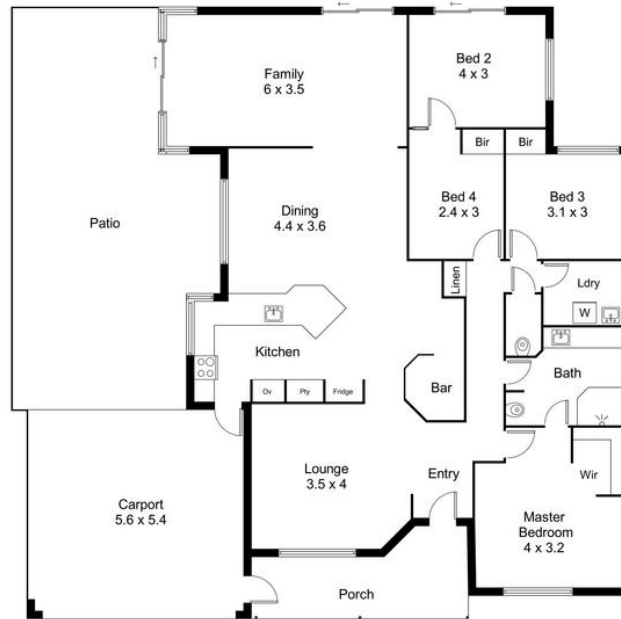
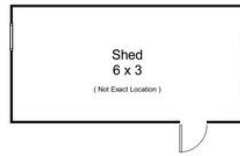
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