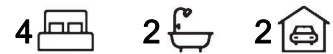




## Merriwa, 31 Grand Paradiso Parade

4 bed, 2 bath - 579sqm Block!



CONTACT CHRYS TIMPSON YOUR LOCAL MERRIWA SPECIALIST FOR MORE DETAILS ON 0424839055

**For Sale**  
Offers From \$699,000

**View**  
[ljhooker.com.au/3SJFEGJ](http://ljhooker.com.au/3SJFEGJ)

// TENANTS IN FIXED LEASE UNTIL 17/01/2026 AT \$610 PER WEEK //

### BUYER PROFILE

Would suit the astute investor or owner occupier happy to wait, secure today's prices and move in January 2025.

### GREAT LOCATION

Welcome to 31 Grand Paradiso Parade, Merriwa, a central and growing suburb close to schools, the expanding Ocean Keys shopping centre, easy access to Mitchell freeway and only a short drive to the Mindarie marina, local coastal beaches, parks and cafes.



**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.

## WHAT YOU GET

4 bedrooms, 2 bathrooms, activity room between two of the bedrooms, second lounge to the front, split system air con, modern downlights, modern ensuite, 579sqm block, 155sqm living (approx.), built 2007, spacious lawn area out the back.

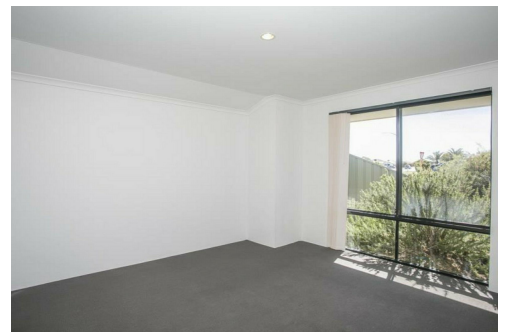
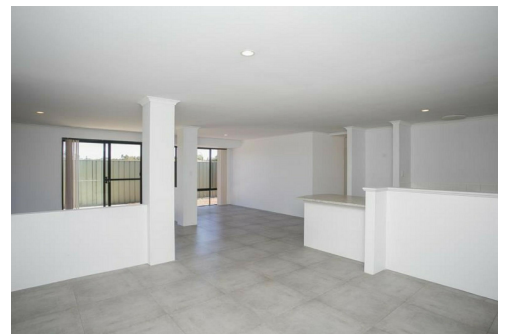
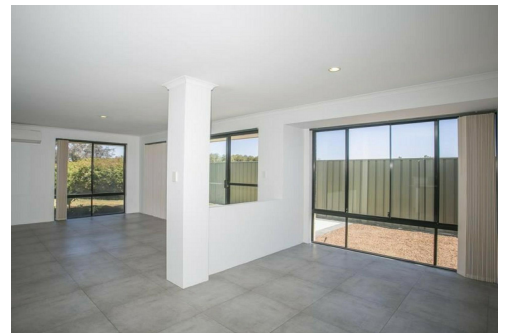
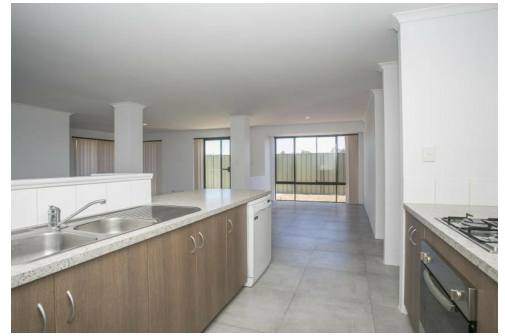
(please note photos not current for illustrative purposes only)

BLOCK 579sqm / LIVING 155sqm approx. / BUILT 2007

## More About this Property

<b>Property ID</b>	3SJEFGJ
<b>Property Type</b>	House
<b>Land Area</b>	579 m2

**LJ Hooker City Residential (08) 9325 0700**  
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