



1 Boyare Avenue, Mirrabooka

3 x 1 | prominent corner block

END DATE SALE - All offers presented on the 18th of December 2025 UNLESS SOLD PRIOR

Brief //

Renovated to be modern with everything prim and perfect this property has a fortified brick wall perimeter and enjoys tranquil sunsets over the green and leafy JSR College lands and the nearby parks - medium maintenance property just front and back lawns - 3 bedrooms - 1 bathroom - 1 toilet - 1 separate laundry - kitchen with meals and 2 separate large living spaces - new air conditioning - gas and sewer connected - built approx. 1985 - land approx. 731 sqm - home approx. 100 sqm - enclosed veranda approx. 20 sqm - drive through carport approx. 25 sqm - prime residential location close to shops parks schools and transport - shire rates approx. \$1,700 per annum - water rates approx. \$1000 per annum

Prime portfolio investment | lock and leave | excellent first home | street front | level rectangular land

Potential rent \$750 per week | many car spaces | extra verge car spaces | suit for entertaining | medium maintenance gardens

Mirrabooka border location and views | bounce on this family bargain |

3 1 2

FOR SALE
End Date Sale

AGENTS

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AGENCY

LJ Hooker Mirrabooka
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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

contemporary class | bedroom timber floors | living area tiled floors | security | several car parking
Property //

This incredible investment packs a punch! First Home Buyers hold on to your hats! Offering a 3 x 1 with an extended driveway for many extra cars. NO STRATA FEES! (yes, you read that right!), Own Frontage offers even Extra Parking, High Ceilings, Air Conditioning and all the bonus perks that come with being the big house on the block! This home has always been cared for and maintained with regular pest control, electrical inspections and good tenant selection. Accompanying all the above perks are, open living, low maintenance, easy access to Reid Highway and then Mitchell Freeway, generally 20 minutes from the CBD (which is approximately 12km), 17 minutes from Scarborough Beach North Point (which is approximately 10 km), less than 7 kilometres to Warwick Train Station, of course Smoke Alarms RCD's and Sufficient Security, rest assured that you are making the right choice. Be quick as it WILL NOT last! Council Rates: Approx. \$1,700 per Annum Water Rates: Approx. \$1,000 per Annum Get in contact with Edi Carver to secure your viewing times! 0438 933 506 (08) 9344 5577 edward.carver@ljhooker.com.au

Location //

- 20m to JSR High
 - 350m to Barry Britton
 - 850m to Reid Highway
 - 1.5km to Big W Shopping Centre
- (All measurements are approximate only)

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

Potential rent \$750 per week

Built : 1985
Patio : 20 sqm
Frontage : (approximately) 19.8m
Total : (approximately) 731 sqm
Interior : (approximately) 100 sqm
Undercover : (approximately) 145 sqm
Shire Rates : (approximately) \$1,697.94 p.a.
Water Rates : (approximately) \$968.62 p.a.
Total Strata : \$0

T&C'S :

- End Date Sale - Offers presented 18 | 12 | 2025
- The sellers reserve the right to accept an offer prior to the End Date
- 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 having 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 you must please

make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you

MORE DETAILS

Property ID	PRCFF4
Property Type	House
House Size	99 m2
Land Area	731 m2
Including	Toilets (1)

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