

The Square Mirrabooka

perth/ CBD

Dryandra/Pendula Reserve

Dryandra Primary School

SOLD

LJ Hooker

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Mirrabooka, 10 Gossamer Avenue

4 x 1 | 1 x 1 | Separate Houses | Landscaped Gardens
| Quality Investment

5 2 5

For Sale
End Date Sale

View
ljhooker.com.au/PJTFF4

Contact
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END DATE SALE - All offers presented on the 10th of April 2025 UNLESS SOLD PRIOR
* Only one owner first occasion offered for sale *

Brief //

A current combined potential rent of over \$1000 per week this well located beautiful 5 x 2 property has two houses giving you a choice of accommodation each complimented with separate bathrooms and providing plenty of living area

Neat sweet and spacious with a beautiful private garden and nearby boutique Honeywell Shopping Centre and Macalister park countless amenity straight down the street this Property has something for everyone

A convenient property in one of the more functional locations Mirrabooka has to offer with

LJ Hooker

LJ Hooker Mirrabooka
(08) 9344 5577

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.

very low costs perfect for first home buyers young couples minimalists and secure investing

Both homes are fully self contained with their own meter boxes and solar arrays all shire approved with so many extras so please watch the video and come have a look

Features //

- Two of everything including HWS AC meter box kitchens bathrooms toilets solar arrays and of course houses parking and driveways
- Ornate formal living areas with double lead glass door access to the lounge and dining areas and then alfresco areas
- Timber laminate flooring to kitchen and family dining living areas main bedroom corridor and one minor bedroom
- Large and secure lock up carport side access rear shoppers entry roller door and access to storage areas
- Galley kitchen with plenty of surfaces large sink and ample storage with an alfresco view
- Tile roofing & mixed fencing with a secure roller doored walled social front perimeter
- Spacious fourth minor bedroom has built in cupboard fan and secure courtyard view
- Deluxe spacious master bedroom has four built in robes a fan and an alfresco view
- Spacious two minor bedrooms have built in robes fans and roller shutters
- Drive through access with plenty of concrete hardstand front and back
- One of the minor BIR bedrooms and the fourth bedroom have carpets
- Split system air conditioning to both homes also ducted AC
- A quality tiled main bathroom with both bath and shower
- Fronius solar invertor and 22 solar panels
- Beautiful window treatments throughout
- Separate meter boxes for each home
- Roller shutters and security screens
- Timber floor all formal living areas
- Double carport out the front
- Secure front courtyard entry
- High ceilings to all areas
- Internet points installed
- Feature lighting
- Gas bayonet
- Alarm
- Fans

Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting literally around the corner with Honeywell Shopping Centre straight down Gossamer Road and then Honeywell Avenue looking so attractive whilst offering without a doubt some everyday conveniences for all your shopping needs socialising and fantastic fun at nearby Fragrant Gardens park

Location //

- 450m bus
- 10km to the CBD
- 200m Macalister Park
- 900m Honeywell Shops



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- 1km Fragrant Gardens Park
- 10 km to west coast beaches
- 6km each to Warwick | Noranda | & Morley Train Stations

(all measures approximately)

Close to Bus School and Shops

Specs //

Built: 1985

Land Area: 684m2 (approx)

Floor Area: 175m2 (approx)

Undercover Area: 380m2 (approx)

Local Authority: City of Stirling

Shire Rates : (approximately) \$1,738.83 p.a.

Water Rates : (approximately) \$1,119.72 p.a.

Don't miss this fantastic opportunity for home owners and investors alike priced to please this could be your first step to owning your own home suitable for investors but singles couples and especially big families amazing and hopefully ideal

Potential rent \$1050 per week

T&C'S //

* End Date Sale - Offers presented 10 | 4 | 2025

* 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 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 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	PJTFF4
Property Type	House
House Size	206 m2
Land Area	684 m2
Including	Ensuite Toilets (2)

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