



14 Excelsum Terrace, Mirrabooka

Refurbished as new 3 x 1 | Elevated Estate Location | 726 sqm block

END DATE SALE - All offers presented on the 5th of March 2026
UNLESS SOLD PRIOR

Brief //

Private and secluded yet only moments from parks and shops built in 1989 and everything is IMMACULATE includes solar array colorbond fencing large front and back gardens driveway with drive through access ample paved parking landscaping - elevated position in a quiet cul de sac providing safety - low maintenance property - 3 bedrooms - 1 bathroom - 1 toilet - kitchen in open plan living with patio veranda alfresco - Ducted AC and SS air conditioning - gas and sewer connected - built approx. 1989 - land approx. 725 sqm - home approx. 110 sqm - dining veranda approx. 40 sqm - prime residential location close to shops parks schools and transport - shire rates approx. \$1,750 per annum - water rates approx. \$1,030 per annum

Honeywell Shopping Centre | Fragrant Gardens Park | IGA
Mirrabooka | Dryandra and Boyare Primaries | Honeywell Therapy
Focus Medical Centre | Malaga Markets

3 1 1

FOR SALE
End Date Sale

VIEW
By Appointment

AGENTS
Edi Carver
0438 933 506
edward.carver@ljhooker.com.au

Jatin Sethi
0416 168 064
jatin.sethi@ljhooker.com.au

AGENCY
LJ Hooker Mirrabooka
(08) 9344 5577

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

Mirrabooka Heights location and views | bounce on this bargain | contemporary class | tiled floors living| security | several car parking

potential rent \$750 per week | Under cover car spaces | extra verge car spaces | suit FIFO | air BnB | low maintenance

prime portfolio investment | lock and leave | fantastic first home | large rectangular block | elevated land

Property //

This incredible investment property packs a punch! First Home Buyers grab on to your hats! Offering a 3 x 1 with an extended driveway for extra cars. NO STRATA FEES! (yes, you read that right!), the street frontage offers even extra parking, ducted and split system air conditioning, insulation and many bonus perks that come with being a contemporary refurbished house on a big lot! This home has been cared for and maintained with regular pest control and electrical inspections. Accompanying all the above perks are, open plan tiled living, separate carpeted lounge, low maintenance, easy access to Mitchell Freeway, generally 20 minutes from the CBD (which is approximately 11km), 20 minutes from Marmion Beach North Point (which is approximately 11 km), less than 6 kilometres to Noranda Train Station, of course smoke alarms RCD's and super sufficient security, rest assured that you are making the right choice. Be quick as it WILL NOT last! Council Rates: Approx. \$1,750 per annum Water Rates: Approx. \$1,030 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 //

- 11km to CBD
 - 25m to Snowdrop Park
 - 1.5km to Malaga Markets
 - 6km to Noranda Train Station
 - 11km to Marmion Beach North
 - 225m to Fragrant Gardens Park
 - 600m to Boyare Primary School
 - 500m to Dryandra Primary School
 - 150m to Honeywell Shopping Plaza
- (All measurements are approximate only)

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

Potential rent \$750 per week

Built : 1989

Patio : 38 sqm

Total : (approximately) 726 sqm

Interior : (approximately) 109 sqm

Undercover : (approximately) 147 sqm

Shire Rates : (approximately) \$1,750.29 p.a.

Water Rates : (approximately) \$1,029.48 p.a.

Total Strata : \$0

T&C'S :

- End Date Sale - Offers presented 05 | 03 | 2026
- 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

Office : 9344 5577

Edi : 0438 933 506
Email office : mirrabooka@ljh.com.au
Email direct : edward.carver@ljhooker.com.au

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

~~information is correct and reliable~~

MORE DETAILS

Property ID	PTVFF4
Property Type	House
House Size	109 m2
Land Area	726 m2
Including	Toilets (1)

Edi Carver 0438 933 506

Senior Sales Executive | edward.carver@ljhooker.com.au

Jatin Sethi 0416 168 064

Senior Sales Executive | jatin.sethi@ljhooker.com.au

LJ Hooker Mirrabooka (08) 9344 5577

Unit 5, 9 Cobbler Place, MIRRABOOKA WA 6061
mirrabooka.ljhooker.com.au | mirrabooka@ljhooker.com.au



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.

