Mirrabooka, 25 Lambourne Retreat

Spacious 4 x 1 | Good location | 646 sqm block | Rear Access

4 1 1

For Sale
$600k's

View
ljhooker.com.au/P7UFF4

Contact
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EOI

Potential rent $700 per week currently tenanted at $500 per week

A few steps from the popular Apple Blossom Reserve | Convenience location | Honeywell Shops nearby | Nearby Malaga Markets and Hops Bar and Bistro

Approximately 646 sqm total area | Approximately 125 sqm living area | Approximately 50 sqm patio area | Approximately 25 sqm carport area

Brief //
4 Bedroom - 1 Bathroom - kitchen with meals - Separate formal lounge - Formal dining room - Split System Air Conditioning - Alfresco patio - Security Installed - Gardens - Rear

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.

access - Gas and Sewer connected - Built approx. 1989 - Land approx. 646 sqm - Home approx. 125 sqm- Close to shops parks schools and transport - Shire rates approx. $1800 per year - Water rates approx. $1040 per year

Features //
Located in the north of Mirrabooka bordering Boyare Primary and Apple Blossom Park offering separate kitchen dining and living areas 4 generous bedrooms master with extra space separate bathroom and large laundry separate WC split system air conditioning rear private patio alfresco easy care yard predominantly pavered storage shed plus front land space with gorgeous plants welcoming visitors

Property //
Downsizers young couples investors this is an easy care quiet street home that is well presented well located secure spacious and with $trong rental returns
Located near the popular Apple Blossom Park with nothing to do here but move in and enjoy the spacious living lay out with kitchen dining separate living and 4 separate bedrooms plus separate bathroom and laundry in this walkable location to parks schools and transport
Family location for the relaxing lifestyle in this property nearby to all the amenities and amazing recreational facilities
The bedrooms are a good size with durable ceramic tiles and the wet areas have tiled flooring attractive and durable porcelain tiles in the living areas throughout add that natural purity and cleanliness perfect for all year around weather too
Currently this well cared for property has security screens on most windows and allowing natural lighting through the big windows with protection and sophistication maximising views of the lavish front garden which may function as an excellent play area in this quiet cul-de-sac location
The parking areas include 1 carport (not UMR) plus plenty of extra secure car parking in the rear and there is plenty space for more visitor parking on the lawn and on the street

Lifestyle //
This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting around the corner with Apple Blossom Reserve and Rendell Park whilst offering everyday conveniences like Honeywell Plaza or Malaga Markets for all your shopping needs and the Hops Bar and Bistro for socialising and fantastic fun
A convenient property in one of the more functional locations Mirrabooka has to offer with very low costs perfect for downsizers young couples minimalists and definitely secure investing

Location //
- 170m to Rendell Park
- 800m to Boyare Primary
- 700m to Honeywell Plaza
- 80m to Apple Blossom Park
- 210m to Little Teddy Daycare
- 600m to Malaga Markets and Tavern
(All measurements are approximate only)

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

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couples and small families perfect

Built : 1989
Carport : 25 sqm
Total : (approximately) 646 sqm
Living : (approximately) 125 sqm
Shire Rates : (approximately) $1800 p.a.
Water Rates : (approximately) $1040 p.a.
Total Strata : $0

T&C'S :
* End Date Sale - Offers presented 19 | 9 | 2024
* 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

More About this Property

Property ID	P7UFF4
Property Type	House
Including	Toilets (1)

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