



54 Farnesian Circle, Mirrabooka

3 x 1 | master chef | elevated location | 5 car garage

END DATE SALE - All offers presented on the 12th of November 2026 UNLESS SOLD PRIOR

Brief //

In an elevated location (ENE) enjoying views of the Honeywell Valley this immaculate extra spacious 3 x 1 home has established gardens drive through access to the powered workshop so many bonus features and plenty of potential for a variety of functions

Features //

Open Plan Living : Bright and airy master chef kitchen dining family areas that flow seamlessly together into the alfresco kitchen perfect for modern living

Super Deluxe Kitchen : Featuring extensive black laminate benchtops breakfast bar big electric oven gas cooking double range hood ample smart draw cupboarding ideal for social entertaining and as a bonus there is a large Walk - in Pantry (WIP) and then separate massive scullery or preparation room overlooking the second alfresco BBQ kitchen outside

3 1 5

FOR SALE
End Date Sale

VIEW
By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.



Outdoor Spaces : Enjoy two alfresco living areas including a front garden portico veranda perfect for sunrise tea or coffee amazing green lawn space and jade revival garden courtyard great for relaxing or entertaining year round and the back yard alfresco has a big sink oven cooktop and BBQ all four are plumbed and ready to cook

Flooring : Gorgeous tiled living areas with deluxe soft carpet in the bedrooms and formal entry sitting lounge for that cosy home feel

Master Suite : The main bedroom boasts deluxe carpet ducted AC a triple Built - In Robes (BIR) stylish window treatments and electric roller shutters

Second Bedroom (king size) : Bedroom 2 features deluxe carpet ducted AC double Built - In Robes (BIR) stylish window treatments and electric roller shutters and adjacent to the deluxe bathroom

Third Bedroom (king size) : Bedroom 3 features deluxe tiles ducted AC triple Built - In Robes (BIR) stylish window treatments and electric roller shutters

Main Bathroom : Designer bathroom with a large bath and shower combo floating vanity with easy large space and attractive tiling

Separate Laundry : Half tiled and conveniently equipped with cupboarding and space (potential second bathroom if required)

Privacy : This street front home has extensive natural green privacy while offering a high level of security including security screens roller shutters cameras and alarm system

Climate Control : Ducted air conditioning insulation high ceilings and western whirly ventilation for complete year round comfort

Parking : Secure extra large triple garage with additional drive through access to the double powered workshop at the back

Location //

Mirrabooka is a multicultural hub for families living in the north central corridor of Perth in WA a beautiful place to walk and contains retail services schools libraries and recreation centres that proudly rival some of the best institutions in the state

This property is a short stroll to Honeywell Plaza offering a variety of shops cafes and restaurants and is steps away from Farnesian Park and Pendula Reserve for outdoor activities

15 minutes to the Warwick train station 12 minutes to the Whiteman and Noranda train stations easy access to public transport only 20 minutes to Perth's CBD and to Perth Airport

School Catchment //

Dryandra Primary School
JSR High School

Title Particulars //

Lot 13 on Plan 15860
Volume 1774 Folio 813

Land Area //

707 sqm

Floor Area //

140 sqm

Built //

1988

Outgoings //
City of Stirling
Shire Rates : \$1,968.54 pa
Water Rates : \$1,077.83 pa

T&C'S :

- End Date Sale - Offers presented 12 | 11 | 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

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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	Q1MFF4
Property Type	House
House Size	140 m2
Land Area	707 m2
Including	Study Air Conditioning Ducted Cooling Toilets (1) Alarm Courtyard Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels Coaxial NBN Grey water system Bore reticulation Manicured jade gardens Elevated back lawn

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