



3/19 Sudbury Road, Mirrabooka

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Modern, Upgraded Apartment in a Prime Mirrabooka Location

Welcome to 3/19 Sudbury Road, Mirrabooka - a stylish and upgraded two-bedroom, two-bathroom apartment located in one of the area's most convenient and vibrant locations. Perfect for first-home buyers, investors, small families, and FIFO workers, this near-new residence offers modern comfort, excellent accessibility, and a low-maintenance lifestyle.

Positioned directly opposite Mirrabooka Square Shopping Centre and just 250m from Mirrabooka Bus Station, everything you need is right at your doorstep. The property is only 10km from Perth and approximately 15 minutes from Western Australia's stunning coastline, making it an ideal location for both convenience and lifestyle.

Inside, the apartment features high ceilings and light-filled interiors, creating a spacious and airy atmosphere. This particular apartment stands out as the only upgraded unit in the complex, offering enhanced finishes and additional storage throughout. The open-plan living and dining area flows seamlessly into a contemporary kitchen fitted with stone benchtops, stainless steel appliances, and two integrated wine racks, combining practicality with style.

FOR SALE

Please Call

AGENTS

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Edi Carver
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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**

Both bedrooms are generously sized and include floor-to-ceiling mirrored built-in robes, while the modern bathrooms are thoughtfully designed with large showers and quality finishes. Additional features include split-system air conditioning, a space-saving European laundry with dryer, and an abundance of storage including a larger-than-usual storeroom.

One of the standout features is the large tiled balcony, which extends the living space outdoors and provides the perfect setting for relaxing or entertaining.

Residents also enjoy access to spacious indoor and outdoor communal entertaining areas, ideal for social gatherings or unwinding after a long day on the same floor.

Security and convenience are well covered with CCTV throughout the building, secure parking, and lift access, providing both peace of mind and ease of living.

For investors, the property presents an excellent opportunity with strong rental demand and current rental returns of approximately \$700-\$750 per week.

This upgraded apartment offers the perfect blend of modern living, convenience, and lifestyle, making it a fantastic opportunity in a highly sought-after location.

Property Features:

- 2 bedrooms, 2 bathrooms
- Secure allocated parking
- Near-new building completed in Early 2024
- Upgraded unit with high ceilings and additional storage
- Spacious open-plan kitchen, living and dining area
- Stone benchtops and stainless-steel appliances
- Two integrated wine racks
- Large bedrooms with mirrored built-in robes
- Modern bathrooms with large showers
- Split-system air conditioning
- European laundry with dryer
- Large tiled balcony for indoor-outdoor living
- Secure building with CCTV, lift access and underground parking
- Directly opposite Mirrabooka Square Shopping Centre
- 250m to Mirrabooka Bus Station
- Approximately 10km to Perth CBD
- Around 15 minutes to the Western Australian coastline
- Excellent rental return potential of \$700-\$750 per week

- Low-maintenance lifestyle living

DON'T MISS OUT CALL JATIN SETHI ON 0416 168 064

MORE DETAILS

Property ID	PUYFF4
Property Type	House
Land Area	107 m2
Including	Ensuite
	Toilets (2)

Jatin Sethi 0416 168 064

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