



15C Koorooda Road, Nollamara

## Deluxe 3 x 2 | Xtra Functional | FHB Vacant Possession

Welcome to 15C Koorooda Road NOLLAMARA

This home has X factor with many exceptional extras

- \* First Home Buyers welcome - Tenant's agree to vacate if required currently paying \$780pw \*\*

This property has a timber decked entertainment alfresco high ceilings ceiling fans elegant corncing and skirting timber floored living two fully tiled deluxe bathrooms and three generous sized bedrooms with floor to ceiling mirrored built in robes super deluxe carpet AC's in each and the master bedroom has a private ensuite

The open plan living dining alfresco surrounds the spacious kitchen featuring stone benchtops quality appliances plenty of cupboard space forming a sociable functional hub

Immediately outside the alfresco alike a Fresco is the golden heart of this home with attractive functionality of space extra class adjoining the double garage and the landscaped drive if required these can flow together open and be fresh bathed in sunlight

3 2 2

**FOR SALE**

EOI \$800k's

**VIEW**

Sun 14th Jun @ 1:30PM - 2:00PM

**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

Complete with solar array zapper remote alarm hard wired security cameras complete air-conditioning throughout drive through access three separate courtyards large double lockup garage and a dedicated storage room this is the one that you need

A prime portfolio entry level investment | Great potential lock and leave and an excellent first home in a magic location

A quality built boutique bargain nearby Des Penman Reserve & Northlands Shopping Centre

Brief //

3 Bedroom - 2 Bathroom - Chefs Kitchen - Formal lounge dining - Air Con - High Ceiling - Ceiling Fans - Double Garage - Rear Access - Decked Alfresco - Storage Room - 3 car parking - Low Maintenance - Raised Garden Beds - Gas and Sewer connected - Built approx. 2009 - Land approx. 218 sqm - Home undercover approx. 126 sqm - Close to shops parks schools and transport - Shire rates approx. \$1710 per year - Water rates approx. \$1,175 per year

Details//

Offering 3 Bedrooms with Walk-In or Built-In Wardrobes, 2 Bathrooms, Double Car Garage with extended driveway for extra Cars. NO STRATA FEES! ( yes, you read that right! ), 30 Course High Ceilings, Split System Air Conditioning and all the bonus perks that come with being the rear house of the lot! This home has always been cared for and maintained with regular pest control, electrical inspections and good tenant selection. Accompanying all the above perks are, Open Plan Living, Low maintenance, 15 minutes from the CBD, Smoke Alarms and Sufficient Security, rest assured that you are making the right choice. Be quick as it WILL NOT last! Council Rates: Approx. \$1,710 per Annum Water Rates: Approx. \$1,175 per Annum Get in contact with Edi Carver to secure your viewing times! 0438 933 506 (08) 9344 5577 [edward.carver@ljhooker.com.au](mailto:edward.carver@ljhooker.com.au)

Location //

- 1.5km to TAFE
  - 550m to Des Penman Reserve
  - 550m to Robertsbridge Reserve
  - 1km to Dianella Primary College
  - 1km to Dianella Secondary College
  - 1.2km to Northlands Shopping Centre
  - 1.2km to Mirrabooka Shopping Centre
  - 2.5km to the Seven Mile Bar and Bistro
- ( All measurements are approximate only )

Potential rent \$750 to \$800 per week  
Currently tenanted at \$780 per week

Addendum //

Pets are allowed so no excuses for a stroll around the Penman's Park

Rates: ~ \$ 1,708.31 pa  
Water ~ \$ 1,176.67 pa  
Strata ~ \$ 0 p/qtr

Office : 9344 5577  
Edi : 0438 933 506  
Email office : [mirrabooka@ljh.com.au](mailto:mirrabooka@ljh.com.au)  
Email direct : [edward.carver@ljhooker.com.au](mailto: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 important and relevant information is correct and accurate - thank you

## MORE DETAILS

Property ID	PWHFF4
Property Type	Villa
House Size	126 m2
Land Area	218 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Alarm
	Courtyard
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	High Ceilings
	Alfresco
	Ceiling Fans
	Remote Alarm
	Drive Through Access
	HWS Cameras
	Storage

### Edi Carver 0438 933 506

Senior Sales Executive | [edward.carver@ljhooker.com.au](mailto:edward.carver@ljhooker.com.au)

### Jatin Sethi 0416 168 064

Senior Sales Executive | [jatin.sethi@ljhooker.com.au](mailto:jatin.sethi@ljhooker.com.au)

### LJ Hooker Mirrabooka (08) 9344 5577

Unit 5, 9 Cobbler Place, MIRRABOOKA WA 6061  
[mirrabooka.ljhooker.com.au](http://mirrabooka.ljhooker.com.au) | [mirrabooka@ljhooker.com.au](mailto:mirrabooka@ljhooker.com.au)

