

Padbury, 247 Gibson Avenue

2 in 1 Property | Immaculate | Investor Delight | \$strong Returns | Blue Chip Location

Potential rent \$1100 per week | 3 x 1 rent \$650 per week 3 car spaces | 1 x 1 rent \$450 per week 2 car spaces | Suit FIFO | Air BnB | Completely Low Maintenance

Prime Portfolio Investment | Double Lock and Leave | Excellent First Home | Individual Meters | Can live in and rent out simultaneously (FHB)

Bounce on this Boutique Bargain | Contemporary Class | Prominent Corner (Business) | Tiled Throughout | Security | 6 car parking

Craigie Leisure Centre | Craigie Bushland | Pinnaroo Valley Memorial Park | Westfield Whitford City SC | Whitfords Train Station

Two Properties adjacent on one title - 247 and 247A Gibson Avenue PADBURY



For Sale
Please Call

View
ljhooker.com.au/PNFFF4

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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.

Brief //

Elevated Podium Property - 4 Bedroom - BIR - 2 Bathroom - 2 Kitchen - Open Plan Living - Ducted Air Con - Split System AC - Fans - Roller Shutters - Roller Blinds - Security - High Ceiling - Full Quality Tiling - Alfresco Dining Patio 20 sqm - 6 car parking - Low Maintenance (no lawns) - Fully paved front and back yards - Garden Beds - Perimeter Fenced - Gas and Sewer connected - Built approx. 1978 - Land approx. 600 sqm - Home undercover approx. 175 sqm - Sheds approx. 25 sqm - Prime location close to shops parks schools and transport - Shire rates approx. \$1890 per year - Water rates approx. \$1,250 per year

Property //

This incredible investment packs a punch! First Home Buyers hold on to your hats! Offering 2 Properties in 1 with a 3 x 1 and a 1 x 1 adjacent to one another with independent meters currently rented out to separate Tenants with an extended driveway for 4 extra Cars. NO STRATA FEES! (yes, you read that right!), Own Frontage offers even Extra Parking, High Ceilings, Evaporative Air Conditioning and all the bonus perks that come with being the front house of the lot! NOTE TO BUYER: This 3 x 1 home is currently tenanted, and the details are as follows; Tenants are currently paying \$525/week and their contract ends in July 2025. Buyers looking to move in right after settlement will need to know that the tenant will have the right to finish out the term of their contract, if they so wish. Buyers looking to purchase for investment reasons, please note that the tenants are open to renewing at the end of the lease term. The 1 x 1 home has the Tenants vacating soon. These homes have 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, easy access to Mitchell Freeway, generally 30 minutes from the CBD (which is approximately 20km), 7 minutes from Pinnaroo Beach Point (which is approximately 4.25km), less than a kilometre to Whitfords Train Station, of course Smoke Alarms RCD's and Sufficient Security, rest assured that you are making the right choice. Be quick as it WILL NOT last! Council Rates: Approx. \$1,890 per Annum Water Rates: Approx. \$1,250 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 //

- 175m to Craigie Bushland
 - 250m to Craigie Leisure Centre
 - 975m to Whitfords Train Station
 - 1.2km to Bambara Primary School
 - 1.5km to Craigie Heights Primary School
 - 185m to Pinnaroo Valley Memorial Park
 - 2km to Westfield Whitford City Shopping Centre
- (All measurements are approximate only)

Priced to please this could be your first step to owning your own incredible home and investment

Great for investors singles couples small families home businesses and the lock and leave FIFO lifestyle



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

Potential rent \$650 per week plus \$450 per week - Total rent \$1100 per week

Built : 1978

Sheds : 25 sqm

Frontage : (approximately) 30m

Total : (approximately) 601 sqm

Interior : (approximately) 155 sqm

Undercover : (approximately) 175 sqm

Shire Rates : (approximately) \$1,889.30 p.a.

Water Rates : (approximately) \$1,249.79 p.a.

Total Strata : \$0

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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 you must please 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	PNFFF4
Property Type	House
House Size	155 m2
Land Area	600 m2
Including	Toilets (2)

Edi Carver 0438 933 506

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

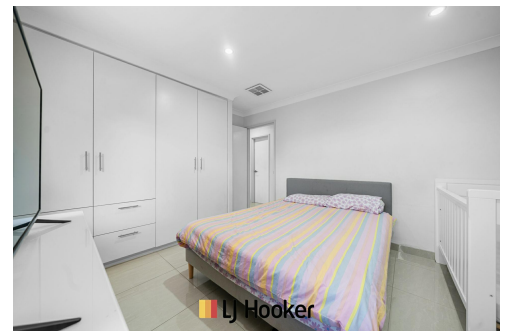
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