



13 Rosemount Entrance, Pearsall

PRIME PEARSALL LIVING 3x 2 Opportunity - Ideal for Downsizers, First Home Buyers & Investors.

EFFORTLESS LIVING IN PEARSALL
3 Bed | 2 Bath | 2 Car

Positioned within the sought-after community of Pearsall, this beautifully presented residence offers a seamless blend of comfort, style and low-maintenance living.

Designed with modern lifestyles in mind, the home showcases a light-filled open-plan living and dining zone that flows effortlessly - creating the perfect setting for both relaxed family living and entertaining. Three well-proportioned bedrooms provide space and privacy, while two contemporary bathrooms add everyday convenience.

A secure double garage and easy-care 200m² block enhance the home's appeal, making it an ideal choice for downsizers, first home buyers or astute investors seeking a quality addition to their portfolio.

3  2  2 

FOR SALE
Offers from \$799,000

AGENTS

Leah Waters
0449 201 145
leah.waters@ljhpxp.com.au

AGENCY

LJ Hooker City Residential
(08) 9325 0700

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Set in a family-friendly pocket, you'll enjoy close proximity to local parks, quality schools including Pearsall Primary, and easy access to major transport routes, shopping and dining precincts.

Currently leased until 17/07/2026, this is a ready-made investment with immediate returns, or a smart opportunity to secure now and plan for the future.

WHY PEARSALL?

Pearsall is one of Perth's most quietly sought-after pockets, known for its family-friendly atmosphere, modern homes and strong sense of community. Offering the perfect balance between suburban tranquillity and everyday convenience, it's a location that continues to attract both homeowners and savvy investors alike.

Residents enjoy an abundance of local parks, walking trails and green open spaces - ideal for morning walks, weekend picnics and an active outdoor lifestyle. The suburb is particularly appealing to families, with quality schooling options including Pearsall Primary School just moments away.

Positioned with easy access to major arterial roads, Pearsall provides seamless connectivity to the CBD, surrounding suburbs and key lifestyle hubs. Nearby shopping centres, cafes and essential amenities ensure everything you need is within close reach, without compromising on peace and privacy.

Rates

- Council Rates \$2,074.52 pa
- Water Rates \$1,159.08 pa
- Strata Admin \$155.00 p/qtr
- Strata Reserve \$15.50 p/qtr

MORE DETAILS

Property ID	3V6NFGJ
Property Type	House
Including	Ensuite Toilets (2) Alarm Courtyard

Leah Waters 0449 201 145

Sales Executive | leah.waters@ljhpxp.com.au

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Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhpxp.com.au

