

## Pinjarra, 10 Westaway Road

Live in the Lovely Community in Pinjarra

Welcome to 10 Westaway Road Pinjarra, this property boast a 4 bedroom 2 Bathroom home with separate living with a study/ theatre room or art studio. Nice open plan living with Kitchen over looking the rear alfresco area great for entertaining and those family BBQ's.

Key Features of this Home consist of:

- Stepping into this home you have a office/ study/theatre room on the left before moving through to the large open plan living
- Main Bedroom with large walk in robe
- Ensuite with shower and toilet
- Kitchen Electric Oven and Stove Top with Range Hood and double sinks
- Open Plan with Split System Air conditioner
- Bedrooms 2, 3 and 4 are of generous size all with built in robes



**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.



### For Sale

Offers Over \$449,000

### View

[ljhooker.com.au/4NJNFF2](http://ljhooker.com.au/4NJNFF2)

### Contact

**John Ball**

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**LJ Hooker Mandurah**  
**(08) 9586 5555**

- Between these bedrooms is an activity room for the children to play or can be utilised as another tv room
- 2nd Bathroom with Shower and Bath
- Build 2009
- Living Space 174m<sup>2</sup>
- Land size 450m<sup>2</sup>
- Prospective rental income \$530 to \$550 per week
- Council Rates approx \$2208 per annum
- Water Rates approx \$1564 per annum

Great property for the first home buyer/ investor/ down sizer or the fifo couple who just want to lock and leave.

Disclaimer: Some pictures are for illustrative purposes only. This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.

## More About this Property

**Property ID** 4NJNFF2

**Property Type** House

**House Size** 174 m<sup>2</sup>

**Land Area** 450 m<sup>2</sup>

### John Ball

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### LJ Hooker Mandurah (08) 9586 5555

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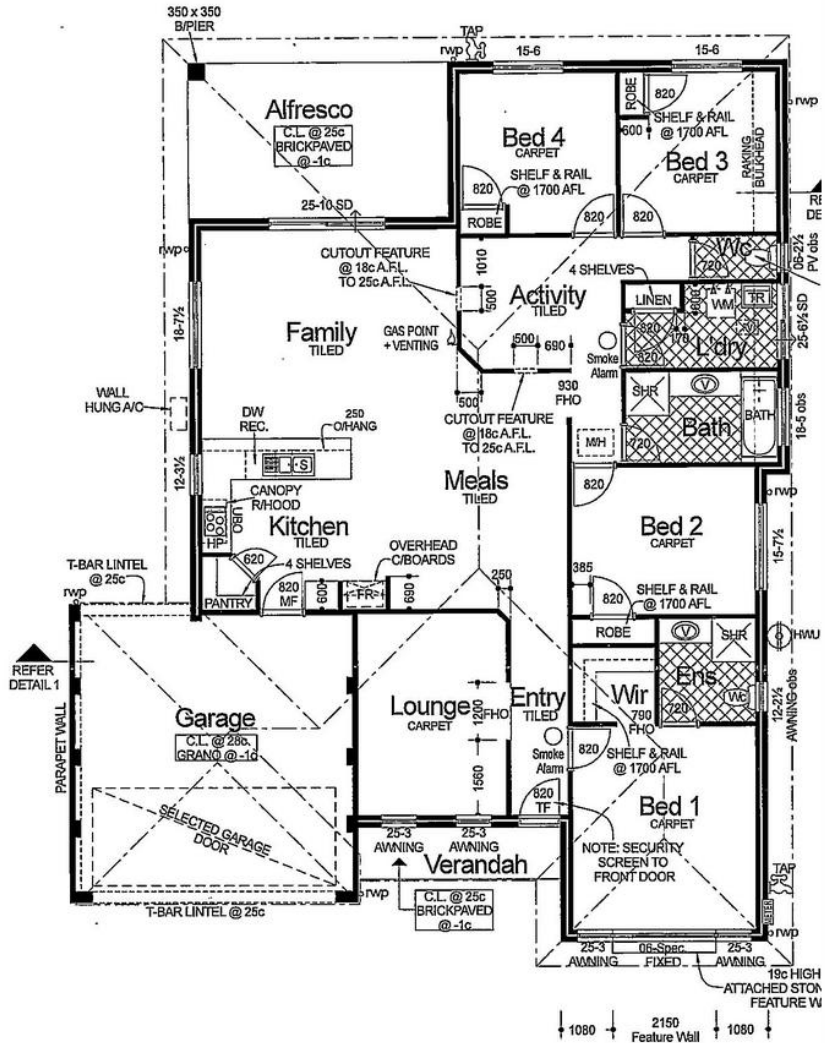
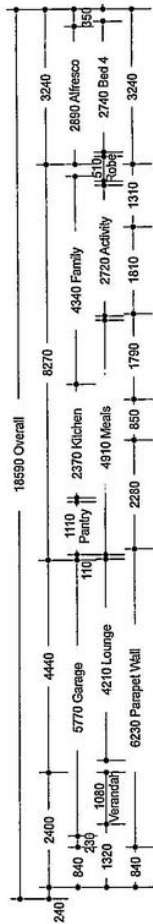
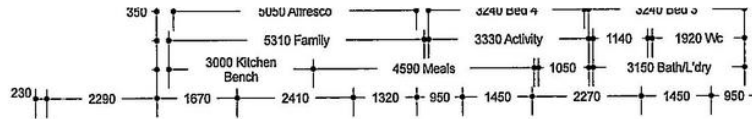


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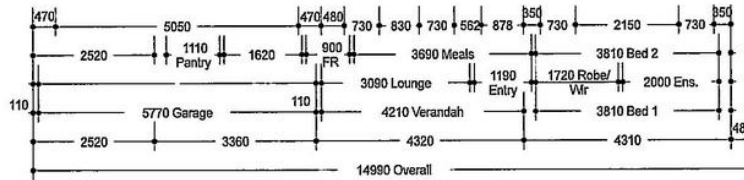
- SMOKE ALARMS:**
- Be connected to the consumer power mains and,
  - Have a stand-by power supply.
  - Location of the smoke Alarm device (s) shall be as shown on the plan.



**2**  
**1**

**GROUND FLOOR PLAN**

AREAS	
HOUSE:	173.312m <sup>2</sup>
GARAGE:	36.031m <sup>2</sup>
VERANDAH:	5.052m <sup>2</sup>
ALFRESCO:	17.496m <sup>2</sup>
TOTAL:	231.892m <sup>2</sup>
PERIMETER:	61.640m



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