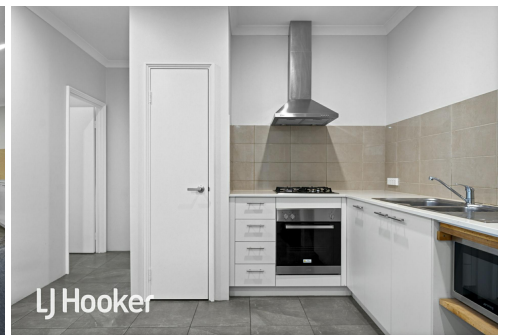




LJ Hooker



LJ Hooker



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## Queens Park, 46 Prince Street

Deluxe Street Front 3 x 2 | Garage | Quality and Space

Potential rent \$750 per week | Suit FIFO | Air BnB | Completely Low Maintenance

Prime portfolio entry level investment | Lock and Leave and an excellent First Home

Bounce on this Quality Built Boutique Bargain | Contemporary Charm | Good Street

Queens Park Train Station | Mary MacKillop Park | Westfield Carousel nearby

Tiled Living | Wooden Floored Bedrooms | Security | 3 car parking

Brief //

Plenty of extras - 3 Bedroom - 2 Bathroom - Chefs Kitchen - Formal lounge - SS Air Con - 30cc High Ceiling - Solar Array with Battery - Roller Shutters ( windows and doors ) - Garage - Alfresco Dining Veranda ( clear blind ) - 3 car parking - Plenty of Extra Corner



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/PNHFF4](http://ljhooker.com.au/PNHFF4)

**Contact**  
**Edi Carver**  
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**LJ Hooker Mirrabooka**  
**(08) 9344 5577**

**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.

Verge Parking - Low Maintenance - Secured Portico Tiled Entry Foyer ( hats coats shoes umbrellas ) - Cat / Dog Run - Enclosable Back Yard - Fully Paved Exterior - Gas and Sewer connected - Built approx. 2016 - Land approx. 200 sqm - Home undercover approx. 100 sqm - Close to shops parks schools and transport - Shire rates approx. \$1800 per year - Water rates approx. \$1,165 per year

This gorgeous villa packs punch! Investors and First Home buyers hold up your hats! Offering 3 Bedrooms with Built-In Wardrobes, 2 Bathrooms, Single Car Garage with extended driveway for 2 extra Cars. NO STRATA FEES! ( yes, you read that right! ), Own Frontage gives even Extra Parking, 30 Course High Ceilings, Split System Air Conditioning and all the bonus perks that come with being the front house of the lot! NOTE TO BUYER: This home is currently tenanted, and the details are as follows; Tenants are currently paying \$700/week and their contract ends in February 2026. 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. 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, 10 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. \$1,800 per Annum Water Rates: Approx. \$1,165 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 //

- 700m to Coker Park ( track )
- 350m to Mary MacKillop Park
- 550m to Cannington Leisureplex
- 650m to Queens Park Train Station
- 550m to St Norbert College ( Yrs 7 - 12 )
- 650m to Goodstart Early Learning Centre
- 700m to Saint Joseph's School ( Yrs EL - 6 )
- 800m to Cannington Train Station Platform 1
- 1.3km to Westfield Carousel Shopping Centre

Location Perk - this Property has a walk score and transit score of around 60  
( All measurements are approximate only )

Don't miss this fantastic opportunity for home owners and investors alike  
Priced to please this could be your first step to owning your own incredible home  
Great for investors singles couples and small families

Potential rent \$750 per week

Built : 2016

Garage : 17 sqm

Total : ( approximately ) 200 sqm

Frontage : ( approximately ) 13.7m

Interior : ( approximately ) 100 sqm

Undercover : ( approximately ) 110 sqm

Shire Rates : ( approximately ) \$ 1,800.20 p.a.



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Water Rates : ( approximately ) \$ 1,165.13 p.a.

Total Strata : \$ 0

Office : 9344 5577

Edi : 0438 933 506

Email office : mirrabooka@ljhooker.com.au

Email direct : 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 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

<b>Property ID</b>	PNHFF4
<b>Property Type</b>	House
<b>House Size</b>	100 m2
<b>Land Area</b>	200 m2
<b>Including</b>	Ensuite Toilets (2)

**Edi Carver 0438 933 506**

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

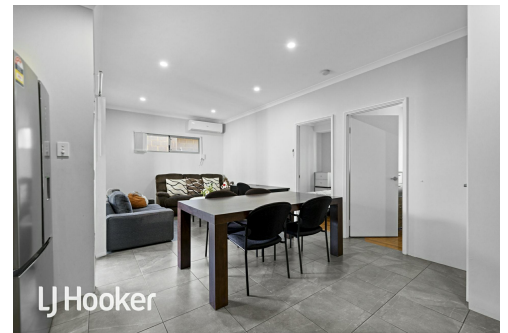
**John Samykannu 0411 263 175**

Principal-Licensee / Sales Director | mirrabooka@ljhooker.com.au

**LJ Hooker Mirrabooka (08) 9344 5577**

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