



12B Martelli Place, Stirling

Four Master Suites | 4 x 4 | Executive Living | Rare Investment Property

A \$tirling Property

An Entertainers Extraordinaire

Contemporary classic for prime portfolio investment




Quality low (no) maintenance executive lifestyle property

2018 built | Architecturally Designed David Wilkes Custom Build

As new immaculate 4 x 4 | Spacious up and down | Excellent location

Master bedrooms with double showers double vanities double WIR's and separate WC on each level

High rental yield | * Potential from \$1500 per week | Each bedroom has its own private bathroom vanity and toilet

4  4  2 

FOR SALE

From \$1.5m

AGENTS

Edi Carver

0438 933 506

edward.carver@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**

Home office upon entry | Alfresco kitchen under the dining veranda with retractable glass wall transitions and green gardens

(Video available upon request for interstate and international Buyers)
Property //

This investment packs some serious punch! First Home Buyers grab it if you can! Offering a 4 x 4 with extra driveway for 1 extra car plus plenty of street parking. High Ceilings, Air Conditioning all the bonus perks that come with a contemporary home! Open Plan Living, Low Maintenance, easy access to Freeways Trains and Transport, generally less than 15 minutes from the CBD (which is approximately 10km), 3 minutes from Stirling Village Shops (which is approximately 1 km), just over 2.5 kilometres to Stirling Train Station about an 8 minute drive, 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. \$2,841 per Annum Water Rates: Approx. \$1,910 per Annum Get in contact with Edi Carver to secure your viewing times! 0438 933 506 (08) 9344 5577
edward.carver@ljhooker.com.au

Brief //

Built 2018 - double garage with storage - conduits and wiring for security cameras full perimeter - large double door feature porch entry - elegant hallway - spacious upstairs and downstairs - large cinema room with kitchenette - large alfresco with artificial lawn - totally quiet street with cul de sac safety and private park - feng shui design with a south east lifestyle facade - low (no) maintenance property - 4 bedrooms - 4 bathrooms - 4 toilets - 2 luxury main bedrooms with WIR's and ensuites providing double vanity shower and a separate WC - 2 luxury guest bedrooms with BIR's and ensuites providing vanity shower and a WC- hobless master chefs kitchen with butlers pantry and scullery plus island providing meals and open plan living - ducted R C air conditioning - skirting - 32cc ceilings - - lower level tiled floors - upper level wood floors - atmospheric feature LED dimmer lighting throughout - thick glazed windows - sunblock blinds - quality tiling - stone surface wet areas - private Juliet balcony offering views (watch out for those twilight romantics) - champagne render - aggregate feature paver floored exteriors - wrap around back yard - colour bond fencing roofing gutters and drainage - gas and sewer connected - built approx. 2018 - land approx. 375 sqm - home approx. 315 sqm - prime residential location close to excellent shops parks schools and transport - shire rates approx. \$2,841 per annum - water rates approx. \$1,910 per annum

Lettability // *

This could become very lucrative with some reliable management a live in and rent out simultaneously scenario offers good potential while Air BnB weekly and nightly opportunities would be very profitable and FIFO or Student accommodation having a house share room agreement with the landlord is always popular and of course just standard tenancy agreements too

In Summary //

This quality built large family home positioned in an excellent cul de sac location of STIRLING situated close to private Martelli Park and Antonio Scarfo Reserve with amenities nearby in all directions will see you spoil here with class comfort and convenience while you rack up the very best memories together surrounded by beauty worth celebrating

Location //

- 10km to CBD
- 100m to Martelli Park
- 1.25km to Odin Tavern
- 3km to Stirling Village Shops
- 2.5km to Stirling Train Station
- 1.5km to Lake Gwelup Reserve
- 2.8km to Karrinup Shopping Centre
- 1.8km to Lake Karrinup Golf Course

- 700m to Balcatta Senior High School
 - 1.0km to Revo Fitness Centre Balcatta
 - 675m to West Balcatta Primary School
- (All measurements are approximate only)

Specs//

Built : 2018

Floor : (approximately) 315 sqm

Land : (approximately) 375 sqm

Drying : (approximately) 15 sqm

Dining Alfresco : (approximately) 25 sqm

Shire Rates : (approximately) \$2,840.97 p.a.

Water Rates : (approximately) \$1,909.57 p.a.

Total Strata : \$0

Office : (08) 9344 5577

Edi : 0438 933 506

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 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	PQ9FF4
Property Type	House
House Size	315 m2
Land Area	375 m2
Including	Study Air Conditioning Ducted Heating Toilets (4) Courtyard Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

Edi Carver 0438 933 506

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

LJ Hooker Mirrabooka (08) 9344 5577

Unit 5, 9 Cobbler Place, MIRRABOOKA WA 6061

mirrabooka.ljhooker.com.au | mirrabooka@ljhooker.com.au





12B Martelli PI, Stirling WA 6021

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here in measurements of doors Windows rooms and any other items are approximate and no responsibility is taken for any error omission or misstatement . This plan is for illustrative purposes only and should be used as such by any prospective purchaser.