

## Wanneroo, 28/5 Calabrese Avenue

Winner in Wanneroo!

Forming part of the Kallista Gardens estate, so many features in this 3 x 2 home including an excellent floorplan that is perfect for a family.

Currently leased at \$550 per week to an excellent tenant till Feb 5th 2025 who is keen to stay on so this property is investor suited as well as owner occupier.

Excellent freeway access, a plethora of parks and trails and good access to schools. This one is a no brainer.

What we love:

- \* Built 2004 - 317 sqm
- \* Huge master bedroom with walk-in robe & large shower
- \* Light and bright living leading to outside



**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.

**SOLD**



**For Sale**  
\$625,000

**View**  
[ljhooker.com.au/3RX7FGJ](http://ljhooker.com.au/3RX7FGJ)

**Contact**  
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**LJ Hooker City Residential**  
(08) 9325 0700

- \* Double garage and drive parking
- \* Two further good size bedrooms
- \* Second bathroom has bath
- \* Currently leased to excellent tenant to 5th Feb 2025 @ \$550 per week
- \* Close to schools and

Rates & Dimensions:

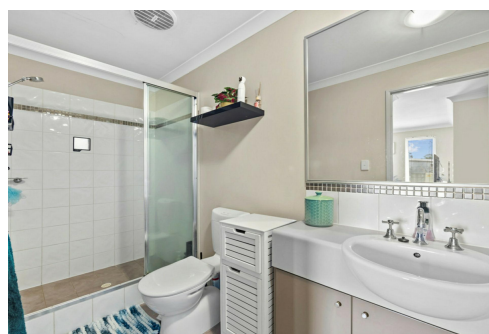
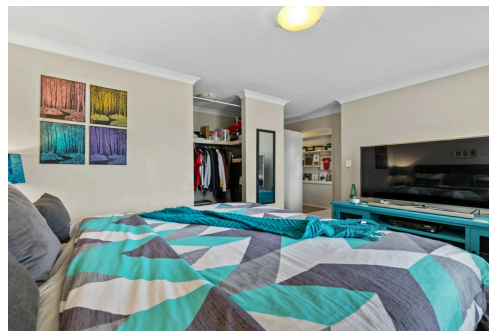
- Council Rates \$1,790.96 pa
- Water Rates \$995.28 pa
- Strata Levies \$209.90 p/qtr
- Total Strata Area 317sqm

## More About this Property

<b>Property ID</b>	3RX7FGJ
<b>Property Type</b>	House
<b>Including</b>	Ensuite Air Conditioning Built-in-Robes Remote Garage Liveability

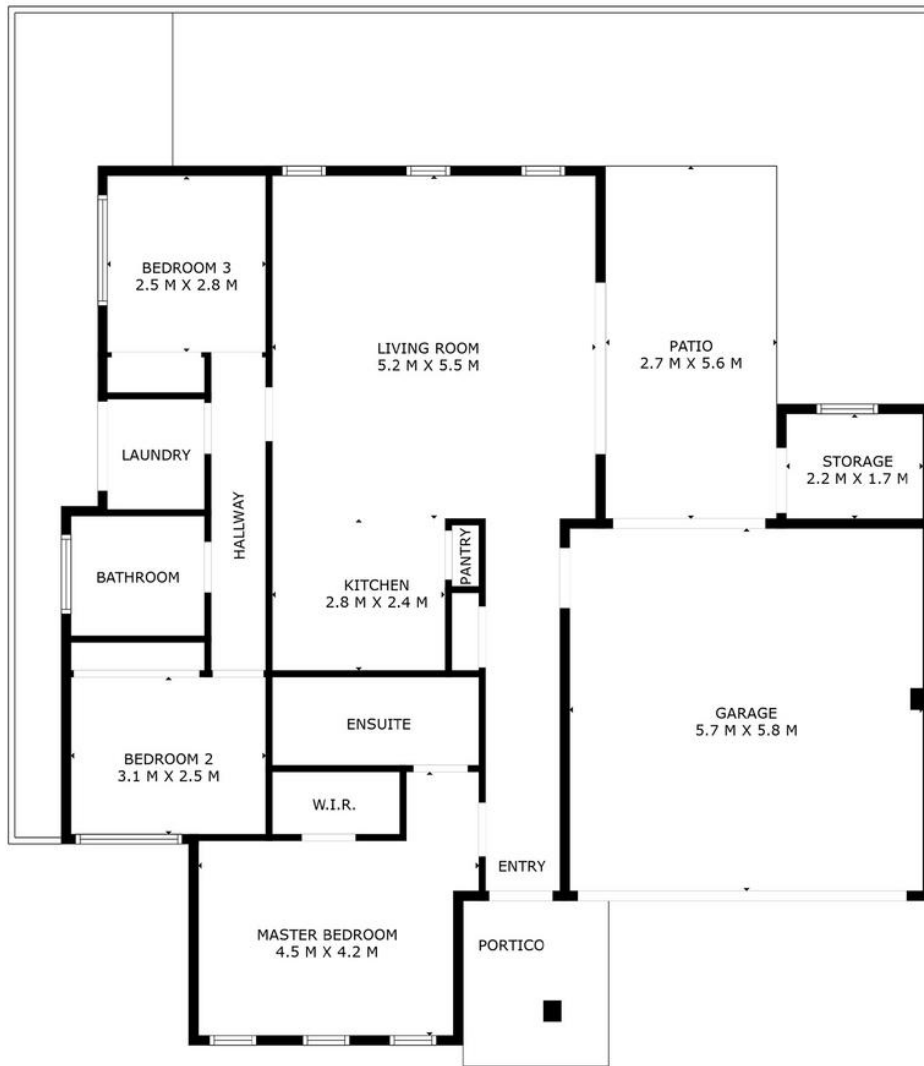
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<b>Approximate Areas</b>	
Internal Living	97m <sup>2</sup>
Patio	15m <sup>2</sup>
Garage	33m <sup>2</sup>
Storage	4m <sup>2</sup>
Total Lot Size	317m <sup>2</sup>



**28/5 Calabrese Avenue, Wanneroo**

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.  
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