



3/11 Brooks Avenue, Waroona




## Charming, Low-Maintenance Living in the Heart of Waroona

Nestled within a peaceful complex of just four units, this delightful two-bedroom, one-bathroom home offers the perfect combination of comfort, convenience and easy-care living. Ideally located in the heart of Waroona, 3/11 Brooks Avenue is just a short stroll from the town centre, local schools, parks and shopping facilities, making it an excellent choice for first-home buyers, downsizers or savvy investors.

Step inside to discover a light-filled open-plan living and dining area, designed to create a welcoming and comfortable atmosphere. The thoughtfully designed kitchen offers ample bench space and storage, while overlooking the expansive rear yard, allowing you to enjoy garden views while preparing meals.

Both bedrooms are generously sized and feature built-in robes, while a split-system air conditioner in the living area and ceiling fans in the bedrooms ensure year-round comfort.

Outside, the property truly shines with its surprisingly large backyard, offering plenty of space for gardening, entertaining or simply relaxing. The covered alfresco area provides the perfect setting for weekend barbecues or enjoying your morning coffee in peace. A single

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### FOR SALE

Offers invited from \$450,000

### VIEW

Sat 13th Jun @ 10:30AM - 11:00AM

### AGENTS

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### AGENCY

LJ Hooker Mandurah

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 **LJ Hooker**

undercover carport and separate storage room add further practicality and convenience.

**Property Features:**

- Two spacious bedrooms with built-in robes
- Light-filled open-plan living and dining area
- Well-appointed kitchen with ample storage and bench space
- Split-system air conditioning for year-round comfort
- Ceiling fans to both bedrooms
- Large private backyard with plenty of room to enjoy
- Covered alfresco entertaining area
- Single carport plus separate storage room
- Quiet complex of only four units
- Walking distance to schools, shops, parks and the town centre

Whether you're looking to invest, downsize or secure your first home, this charming property offers an outstanding opportunity to enjoy a relaxed lifestyle in a friendly community-focused town.

Shire Rates: \$1852 approx  
Water Rates: \$1312 approx  
Strata: No fees

**Contact:**

Karen Watson —0419 905 203  
Ian Watson —0428 887 599  
LJ Hooker Property Experience South  
Servicing the Mandurah and Peel Regions.

**DISCLAIMER:** 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. Ian Watson and Karen Watson and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

**MORE DETAILS**

Property ID	4TEGFF2
Property Type	BlockOfUnits
Including	Toilets (1)

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