



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. 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 20th Jun @ 1:15PM - 1:45PM

AGENTS

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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.

Investor Information:

Potential Rental Return: \$450 - \$490 per week

Outgoings:

Shire Rates: \$1852 pa
Water Rates: \$1312 pa
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	DuplexSemi-detached
Including	Toilets (1)

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