

# 12 Melliodora Circle, Mirrabooka, WA 6061

Initiative

## House For Sale

Friday, 17 May 2024

12 Melliodora Circle, Mirrabooka, WA 6061

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 532 m2**

**Type: House**



John Tran

0861544700

## **EOI from \$649k to \$699k**

Introducing 12 Melliodora Circle, Mirrabooka - your gateway to comfortable living and great investment potential. Nestled in a peaceful neighborhood, this immaculate 4-bedroom house offers the perfect blend of convenience, comfort, and security. Step inside to discover a well-presented interior boasting a spacious living area, complemented by the comfort of air conditioning for year-round enjoyment. The bedrooms are generously sized, some featuring built-in robes for added convenience. Safety is paramount, with the reassurance of security measures in place. A drive-through carport provides easy access to the rear of the block, enhancing convenience for you and your family. Spanning a generous 532 sqm on a green title block, there's ample space for outdoor activities and entertaining. Enjoy the company of great neighbors and the convenience of being close to schools, shops, public transport, and recreational amenities including parks and playgrounds. Located just 12 km from the Perth CBD, this property offers excellent investment potential, with a rental return estimated at \$650 per week or more. Don't miss out on this opportunity! For more information or to arrange a viewing, contact John Tran on 0413 697 917. This solid double brick and tile house is ready to welcome you home. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent inquiries.