

**155 Boyare Avenue, Mirrabooka, WA 6061**



**Sold House**

Tuesday, 3 October 2023

155 Boyare Avenue, Mirrabooka, WA 6061

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 690 m2**

**Type: House**



Manish Malik  
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Taj Singh  
0421124494

**\$705,000**

Manish & Taj from First Class Realty unveiling an exceptional gateway into the thriving Perth's housing market. A rare opportunity to capitalize on this original four-bedroom home and two-bedroom granny flat located on a 690sqm block with approx. 16-meter frontage. It holds a wonderful investment opportunity with potential to earn \$1000 per week and is located within walking distance to Mirrabooka Mosque - Masjid Al-Taqwa, Fragrant Gardens Reserve and Mirrabooka Village Shopping Centre. - Comfortable four-bedroom home with a two-bedroom granny flat- Premium investment/first home can attract up to \$1000 per week- Established gardens & pergola create a private space to entertain- Split system air conditioning- Original kitchen was gas cooktop and electric oven- Minutes away from quality schools, village shopping and public transport- Double lock-up garage, long driveway allows ample space for off-street parking- Shire rates approx. \$1550 per year- Water rates approx. \$870 per year

Location Features:- Approx 350m to Mirrabooka Mosque - Masjid Al-Taqwa- Approx 400m to Boyare Primary School- Approx 700m to Mirrabooka Village- Approx 4 minutes' drive to John Septimus Roe Anglican Community School and Mercy College- Approx 5 minutes' drive to The Square Mirrabooka (Aldi, Coles, Woolworths, Kmart, Chemist Warehouse and BIG W)- Approx 15 minutes' drive to Perth Airport- Approx 20 minutes' drive to Perth CBD

Don't miss this rare opportunity to make this quality and well-equipped home your own. Whether you are looking for a serene retirement haven or a smart investment property, this residence promises an excellent lifestyle in a desirable location. Remember, in the world of real estate, it's all about "Location, Location!" For more information, please contact Manish Malik on 0421 124 494 or Taj Singh on 0430 096 097. We look forward to meeting you at our Open Home.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.