

**19 Mottlecah Way, Mirrabooka, WA 6061**



**Sold House**

Tuesday, 26 March 2024

19 Mottlecah Way, Mirrabooka, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 564 m2**

**Type: House**



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## Contact agent

Approximately 564 sqm block | Approximately 105 sqm home UMR | Large Alfresco Patio Secure parking for several cars | Mottlecah Way Reserve park and playground nearby

**Brief //** Paradise is near when you live near the Mirrabooka Square Downsizers young couples investors this is an easy care 3 bed 1 bath 3 toilet modern brick and tile home that is well presented well located secure spacious and with strong rental returns and space front or back for a granny annexe Located in the popular suburb of Mirrabooka with nothing to do here but move in and enjoy the spacious lay out with kitchen family separate lounge dining big bedrooms and an incredible alfresco entertaining area with large lawn spaces front and back good for granny annexes or BBQ plenty of room to entertain and play and nearby park Mottlecah Reserve Many features include :- Short drive to the Mirrabooka Square shopping centre and many other amenities- Stainless steel sink with gas cooker oven exhaust and pantry cupboards- Sweet Chef's kitchen with an earthy green motif and family meals area- Cosy lounge living areas with an alfresco views and feature wall- Quality square tiling throughout living including the wet areas- Neutral themed luxury bathroom with bathtub and 2nd WC- Big back door via separate laundry to the outdoors- Security system with fences lights and doors- Back yard has easy care sandy grass area- Large alfresco patio with fully paved area- Relaxing neutral decor throughout- Great investment for the future - Low maintenance gardens- Lovely low traffic location- 564sqm block zoned R20- 3 bedroom 1 bathroom - Secure fenced entry- Built in linen x2- Built in pantry- Separate AC's- Shed

**Property //** On one of my favourite streets in Mirrabooka improved by a modern low maintenance brick and tile home providing security and comfort with style and class for the relaxing lifestyle in this perfect location to all the amenities and amazing recreational parklands nearby 3 bedrooms 1 bathroom this well cared for property has a very spacious master bedroom with WIR and 4 BIR good separation from the large separate living areas and the alfresco The green kitchen has an open visibility for socialising and entertaining with fresh green benches gas appliances overlooking the family meals dining lounge areas and the patio alfresco which benefits from some southern orientation and with simple gardens and currently a large front lawn and a sandy rear lawn with several fruit trees The separate driveway allows secure outside parking for several cars and the single carport storage space and secure inside this sweet and private property

**Lifestyle //** This area has much exciting action living to mention with the stunning parks and shops just moments away providing a tranquil lifestyle whilst offering everyday conveniences like Honeywell Shopping Centre or Mirrabooka Square for all your shopping needs and the Revo Fitness Centre or Herb Graham Recreation Centre for easy socialising and plenty of fun A convenient property in arguably one of the best locations in MIRRABOOKA with very low costs perfect for the downsizers young families or secure lock and leave investing

**Location //** Nearby Mercy College and JSR just moments either way | public transportation regularly | Sports and Rec Clubs around the corner and Mirrabooka Shopping Centre just past the Reid Highway Overpass | Potential Light Rail planned to the nearby TAFE | Mirrabooka Bus Port child care facilities schools great parks and more- Perth - 10km- Mottlecah Res - 80m- Public transport - 100m- Mirrabooka Square - 2.3km- Mirrabooka Bus Station - 2.5km- Stirling Community Centre - 2.4km- Honeywell Shopping Centre - 1.4km- Stirling Mirrabooka Library - 2.4km- Herb Graham Stirling Leisure Centre - 2.3km (All measurements are approximate only)

Don't miss this fantastic opportunity for home owners and investors alike

**Built :** 1995 **Land :** ( approximately ) 564 sqm **Interior :** ( approximately ) 105 sqm **Water Rates :** ( approximately ) \$ 915 p.a. **Shire Rates :** ( approximately ) \$1500 p.a. **T&C'S :** \* End Date Sale - Offers presented 21 | 03 | 2024\* The sellers reserve the right to accept an offer prior to the End Date Sale process\* Finance offers welcome (A written pre-approval will assist you in the offer process)\* Building & Termite inspections are welcome\* Flexible settlement time frames available\* Subject to sale offers are welcome

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