

**247 Mirrabooka Avenue, Balga, WA 6061**

**Sold House**

Friday, 27 October 2023



247 Mirrabooka Avenue, Balga, WA 6061

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 339 m2**

**Type: House**



David Brewer  
0894484111



Tim Tolley  
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**\$375,000**

You'll need to be quick to secure this neat and tidy, original front home set on 339sqm of survey strata, street front land. Ideal investment opportunity with a fabulous tenant in situ who would love to stay. A secure remote garage and fully fenced front yard compliment the character and charm of the residence which boasts the following features:

- 2 bedrooms & 1 bathroom
- 3rd bedroom has been opened up for extra living space - easy conversion back if required.
- Functional & modernised kitchen & dining area with gas/electric upright stove
- Renovated rear laundry with separate toilet
- Timber floors throughout
- Ducted evaporative air-conditioning
- Remote garage
- Fixed term tenancy until 7th December 2023

Tenant is currently paying \$350 per week but has indicated that they would pay \$400 if they were offered a new lease.