

**96 MIRRABOOKA AVENUE, Koondoola, WA 6064**



**House For Sale**

Sunday, 17 December 2023

96 MIRRABOOKA AVENUE, Koondoola, WA 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 715 m2**

**Type: House**



Clive Kittson  
0892757766

**FROM \$480,000**

Welcome to 96 Mirrabooka Avenue, Mirrabooka! Your home awaits with a perfect blend of comfort and potential. Step into the expansive large lounge, where cool air embraces you thanks to the efficient air conditioning. The double brick and tile construction ensures durability and a timeless aesthetic that stands the test of time. Relax in the spacious master bedroom, a haven of tranquility. Bedroom 2 comes complete with a ceiling fan for those breezy nights, while bedroom 3 offers versatility for guests or a home office. The home is equipped with ducted evaporative air conditioning, promising year-round comfort. This residence has a separate bathroom and WC for convenience and a practical laundry area. Entertain or unwind on the charming patio, surrounded by the potential for subdivision – an investment opportunity knocking at your door. Your vehicles find shelter in the double carport, and there's ample space for additional parking, whether it's a caravan, trailer, or boat. Discover the endless possibilities at 96 Mirrabooka Avenue – where comfort meets potential in the heart of Mirrabooka. Act now and make this your forever home! Call Clive Kittson 0412 154 376

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