

# 22 Lambourne Retreat, Mirrabooka, WA 6061



## House For Sale

Monday, 15 April 2024

22 Lambourne Retreat, Mirrabooka, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 677 m2**

**Type: House**



Ramona Route  
0893441322

## EXPRESSION OF INTEREST- UNDER OFFER

This charming freshly painted house, located in a cul-de-sac location with access to a park is the perfectly located place to call home. With 3 bedrooms and 1 bathroom, 1 garage on a 677m<sup>2</sup> lot offers comfortable living for families or those looking for extra space. Huge back yard area for entertainment & splashing around in the pool on a warm summers day. Drive through to single garage, providing a wonderful space for outdoor activities and enjoying the beautiful outdoor area. The yard is perfect for children to play or for hosting barbecues and summer parties. Constructed in 1989, this property has stood the test of time and has been well-maintained throughout the years. The price guide for this property in the mid to high \$600s, making it an excellent investment opportunity. LIVE IN FEATURES INCLUDE BUT NOT LIMITED TO ... - Roller shutters fitted all around the property - Alarm system- Separate large, formal living room on entering the property- Downlights all through - Master BRM, with wardrobe & fan- 2nd & 3rd Bedrooms, fitted with fans- Open plan area from kitchen flows into the dining fitted with in-built cabinetry and large lounge - Kitchen, fitted with gas top, kitchen scale & rangehood, glass fitted cabinetry with lights internally, ample cabinet storage & stainless steel Oven 600mm - Laundry fitted with cabinetry & stainless steel sink- Bathroom fitted with vanity, tub & shower presents very tidy and bright- 2 Very Large undercover roof patio paved areas for entertainment - Single garage access from the front of the property - Gas hot water system- Ducted air-conditioning system fitted right through the property- Outdoor stainless steel kitchen fully set up BBQ area for entertainment and family use- Outdoor Spa need the jets to be fixed- Long lap pool - the hot water solar to the pool will need to be fixed- Solar system for the house is in working condition- Big garden shed+ Much More With its convenient location and desirable features, 22 Lambourne Rtt, Mirrabooka is a must-see property. Don't miss out on the opportunity to make this house your dream home. Contact Ramona on 0424 356 767 today and please attend the home-open. \*\*\*PLEASE ENSURE REGISTER YOUR ATTENDANCE AT THE DOOR

\*\*\*Disclaimer: Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to a school does not guarantee the availability of that school, and distances are estimated using Google Maps. Buyers are advised to make their enquiries as to the accuracy of this information.