



**44 Traminer Way, Pearsall**



## Great Investment Opportunity with long lease

I am delighted to present this fantastic investment opportunity in the heart of Pearsall. Currently tenanted until mid-next year, this property is perfect for investors or future homeowners seeking a modern, low-maintenance home in a sought-after area.

Nestled on an elevated block, this 4-bedroom, 2-bathroom family home has much to offer:

- **Master Suite:** A spacious master bedroom with a walk-in robe, ensuite, and air conditioning for year-round comfort.
- **Additional Bedrooms:** Three generously sized bedrooms, two bedrooms with built-in robes.
- **Modern Kitchen:** Featuring stone benchtops, stainless steel appliances, and a canopy range hood, the kitchen is ideal for cooking and entertaining.
- **Living Spaces:** Open-plan kitchen, dining, and family areas with reverse-cycle air conditioning.
- **Outdoor Living:** Enjoy the covered and paved alfresco area, perfect for entertaining, along with easy-care gardens.
- **Parking & Storage:** Double lock-up garage for secure parking.

Conveniently located near Pearsall Primary School, local shops, cafes, restaurants, and with easy access to public transport and the freeway, this property is perfectly positioned for families and professionals alike.

### Features:

- **4 Bedrooms, 2 Bathrooms**
- Master Bedroom with Walk-In Robe and Ensuite
- Modern Kitchen with Stainless-Steel Appliances
- Open-Plan Living and Dining with Reverse Cycle Air Conditioning

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<b>Price</b>	All Offers Presented
<b>Property Type</b>	Residential
<b>Property ID</b>	4557
<b>Land Area</b>	332 m2
<b>Floor Area</b>	140 m2

### Agent Details

Tracey Clarke - 0406 671 720

### Office Details

Wanneroo  
945 Wanneroo Rd Wanneroo WA 6065  
Australia  
08 9206 1600



- Covered Alfresco for Entertaining
- Low-Maintenance Gardens
- Double Secure Garage
- Built in 2012
- Green Title
- Land Size: Approx. 332m<sup>2</sup>
- Floor Size: Approx. 140m<sup>2</sup>

**Contact Tracey Clarke** today to schedule your private viewing or for more information. **0406 671 720**  
**[tracey@urbanwa.com.au](mailto:tracey@urbanwa.com.au)**

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