

1/121 Gibbs Street, East Cannington, WA 6107

Unit For Sale

Tuesday, 9 January 2024



1/121 Gibbs Street, East Cannington, WA 6107

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 315 m2

Type: Unit



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EXPRESSION OF INTEREST

Privately positioned down a long driveway and neighbouring lush green playing fields, this quality 3 bedroom 2 bathroom home with a separate theatre room encourages modern low-maintenance "lock-up-and-leave" living for all involved. At the front of the home, the master-bedroom suite is large and comfortable, playing host to a walk-in wardrobe and a stylish ensuite bathroom with a shower, toilet and vanity. A striking recessed ceiling graces the crisply-tiled open-plan family, dining and kitchen area where a storage pantry, glass splashbacks, a range hood, gas cooktop and an under-bench oven are complemented by sparkling stone bench tops, double sinks, a dishwasher, ample cupboard space and direct access into the adjacent laundry. Doubling personal living options is a carpeted theatre room with dual entry doors and its own recessed ceiling, enhancing the cinema-style experience on offer. At the rear and off the main living space lies a tranquil covered outdoor alfresco-entertaining courtyard that is the perfect place to relax and unwind, with a drink in hand. Other features include, but are not limited to:

- Gas-bayonet heating to the family room
- Carpeted bedrooms
- Built-in robes
- Quality main bathroom with a separate bath and shower
- Under-bench storage in the laundry
- External access for drying, off the laundry
- Separate 2nd toilet
- Large walk-in linen press
- Paved drying courtyard, next to the alfresco
- Ducted-evaporative air-conditioning
- Feature ceiling cornices and skirting boards
- Security-door entrance
- Instantaneous gas hot-water system
- Easy-care gardens
- Remote-controlled double lock-up garage, with a storage recess and direct alfresco access
- Side-access gate to the rear
- Extra parking space for visitors, at the front of the property

Block size - 315sqm (approx.) Hop, skip or jump down the road to bus stops and Gibbs Street Primary School, with a plethora of sprawling local parklands, major arteries (for easy access to Perth Airport and the CBD), shopping at both Queens Village and Westfield Carousel, the new Sam Kerr Football Centre and Cannington Train Station all nearby and very much within arm's reach themselves. Now this is what you call living convenience, in every sense of the term! Distances to (approx.):

- Gibbs Street Primary School - 270m
- Cannington Train Station - 2.2km
- Westfield Carousel Shopping Centre - 2.3km
- Perth Airport (T1 & T2) - 10.6km
- Perth CBD - 12.5km

Water rates: \$1,283.54 p/a (approx.) - Total for 2022 - 2023 financial year Council rates: \$1850.02 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.