

**1/694 Canning Highway, Applecross, WA 6153**



**Villa For Sale**

Tuesday, 14 May 2024

1/694 Canning Highway, Applecross, WA 6153

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: Villa**



Joseph Mansour  
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**From \$629,000**

Exceptional three bedroom, two bathroom home is sure to impress anybody looking for a relaxed, easy care, low maintenance life style with all the amenities that Applecross is renowned for at a very affordable price. Located at the front of a superbly maintained complex, you will discover what can only be described as an absolute surprise package. The flow and design of the home offers an abundance of generous indoor formal and informal living areas combined with an amazing outdoor space complete with patio alfresco and spacious reticulated gardens. Step inside and you will appreciate the benefits of moving into an immaculate home. As you walk through you will find a choice of living areas, from the formal lounge and dining through to a collective open plan space encompassing a spacious living and meals, plus a very functional kitchen. The thoughtful layout gives you numerous options for comfortable living. Tucked off the hallway, the master bedroom has a wonderful view of the gorgeous rear garden, a large built-in robe and direct access to the private renovated ensuite. The second and third bedrooms both also feature built in robes and are amply serviced by the second renovated bathroom. The back yard and entertaining space is rarely seen at this price point. Surrounded by beautiful gardens and ample lawn all overlooked by the patio complete with aggregate stone throughout. Your family and friends will be envious as you entertain on a balmy summer's afternoon with the cool breeze of the Swan River gliding over you. Air conditioning throughout, double lock up remote garage and 350sqm of land makes this the perfect home for the astute investor, downsizer or family looking for value and room to move. All this in a superb location for anyone looking to establish themselves in one of Perth's best suburbs. With Tompkins Park, Wireless Hill Reserve, the Swan River all within easy walking distance and a short easy drive to Perth CBD, Garden City Shopping and Fremantle. **PROPERTY PARTICULARS:** Built Up Area | 161 m<sup>2</sup> Total Land Area | 350 m<sup>2</sup> Parking | 30 m<sup>2</sup> Double Garage Year Built | 1989 2023 - 2024 **OUTGOINGS:** City of Melville | \$1,704 Per Annum Water Corporation | \$1,245 Per Annum Strata (Admin) | \$257 Per Quarter Strata (Sinking) | \$68 Per Quarter Property Code: 872