

**102 Luyer Avenue, East Cannington, WA 6107**



**Sold House**

Thursday, 19 October 2023

102 Luyer Avenue, East Cannington, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 684 m2**

**Type: House**



Cameron Smart  
0411598969



Eboni Freight  
0403748357

## Contact agent

The perfect blend of comfort, convenience, and potential. As you step through the door, you're greeted by the inviting ambiance of this well-maintained three bedroom one bathroom property. The separate living area is perfect for relaxation and entertaining, providing a dedicated space for family gatherings and cozy evenings in. The kitchen, complete with all the essentials, connects to a separate laundry, offering functionality and practicality for your daily routine. For those who love outdoor living, the large backyard is a true highlight. It features an enclosed patio, providing an ideal space for alfresco dining, relaxation, or play. Plus, two spacious sheds offer ample storage for your tools, equipment, or hobby needs. This property represents not just a house but a promising future. Whether you're seeking the perfect family dwelling or a strong investment, 102 Luyer Avenue, East Cannington, has the potential to make your dreams a reality.

**Property Features:**

- 1978 Build
- Three Bedrooms
- Bathroom with bath as well as separate toilet
- Separate living area
- Ducted aircon throughout
- Separate laundry
- Large backyard featuring an enclosed patio and two sheds
- Tandem double carport with two additional open spaces

**What's Nearby:**

- 1kms to Beckenham Shopping Centre
- 1.9kms to Maniana Park
- 2.3kms to Beckenham Train Station
- 2.8kms to Beckenham Primary School
- 4.1kms to Westfield Carousel Shopping Centre
- 11.8kms to Perth Airport
- 14.2kms to Perth CBD
- Accessibility to Albany and Roe Highways as well as Welshpool Road

If you would like to receive a copy of the certificate of title and rates information, please give Cameron Smart a call today on 0411 598 969 or send through your enquiry! If you will be attending a home open, it will save time logging you in if you send through your enquiry online prior to attending.

**\*\*Disclaimer: Ray White Cannington have, in preparing this advert used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries with the relevant authorities to verify the information contained in this advert.\*\***