

# 11/27 Woodloes Street, Cannington, WA 6107

## House For Sale

Sunday, 3 December 2023

11/27 Woodloes Street, Cannington, WA 6107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 259 m2**

**Type: House**



Jenny Quek  
0419968870

**\$400,000**

This street-front villa is ideal for the investor or the 1st home buyers to add their personal touches and make it the perfect place to call home. With 3 bedrooms, 2 bathrooms (1 ensuite and another a semi-ensuite), it is a great starter home for the young family. There is a brick/iron front boundary fence and a fenced rear yard ready for new new owner's personal preference to make it a rear entertaining area. 1 car port and a car bay for a 2nd car in secure complex with direct access to the rear courtyard. Currently on a periodic tenance of \$480 per week, the tenant would be prepared to re-sign a fresh lease with new owners as he has been living in the property for about 12 years. Priced at Offers from \$400,000, this property is a great investment opportunity. Located in a peaceful neighborhood, this property offers a serene environment just a stroll to the river banks and yet just a 5 minutes to the Carousel Shopping Centre. Features include: • Gated fenced reticulated front gardens • Open plan living (tiled) • Tiled meals area with sliding doors to rear gardens • Kitchen with gas hot plates and electric oven • Tiled passages lead to... • Master bedroom with walk-in-robos and ensuite • Carpeted big 2nd bedroom with walk-in-robos and semi-ensuite • Main bathroom (semi-ensuite to 2nd bedroom) and separate toilet • Carpeted 3rd bedroom • Laundry • Rear paved area with storeroom • Spacious rear lawns (accessed through the meals area) with scope to make it into an entertaining area • Survey-strata lot of 259sqm Strata Levies: approx. \$724.50 per quarter (being \$607.50 admin, \$117 reserve fund) Council Rates: approx. \$1733 per annum Water Rates: approx. \$957 per annum Please do not hesitate to book in your private inspection with exclusive agent: Jenny Quek 0419 968 870 [jenny@jpg.com.au](mailto:jenny@jpg.com.au)