

**12/7 Leslie Street, Cannington, WA 6107**

**House For Sale**

Friday, 10 May 2024

12/7 Leslie Street, Cannington, WA 6107

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 289 m2**

**Type: House**



Hendrick Heo  
0478555391



Sam Cho  
0497899978

## Offers invited

4-bed | 2-bath (separate toilet) | Double garage | 289 Sqm Hendrick Heo & Sam Cho from S Class Property Group are proud to present this rare opportunity. All offers presented by 5pm 20th of May unless sold prior-(The seller reserves the right to sell prior to the end date)- Video

link:[https://www.instagram.com/reel/C6bhzbvPIC/?utm\\_source=ig\\_web\\_copy\\_link&igsh=MzRIODBiNWFIZA==](https://www.instagram.com/reel/C6bhzbvPIC/?utm_source=ig_web_copy_link&igsh=MzRIODBiNWFIZA==) -

Rental appraisal for \$700 P/W (Approximate)- Walking distance to Westfield Carousel Shopping Centre (1.3km)- Walking distance to local amenities and local park- 4min to Cannington Leisureplex- 5min to Queens Park Train Station- 6min to Bentley Plaza Shopping Centre This delightful 4 bedroom 2 bathroom house low maintenance family home with generous proportions in all rooms. With a large, open-plan living, dining and kitchen area, you and your family will have comfortable and hassle-free living options in this spacious single-level property. The well-appointed kitchen sits in the heart of the home and provides a large pantry, gas cooktop, plenty of bench space and storages. The main living area leads out onto private backyard which captures the daylight. Whether you are in search of a first home, city base or a low maintenance investment, this property presents an amazing opportunity. It will not last long so make sure that you enquire NOW! Features:- Freshly painted throughout- High Ceiling- Expanded kitchen with ample storage space- Master bedroom with ensuite and walk-in wardrobe- Second/third bedrooms with built-in wardrobes- All rooms are spacious- Laundry with ample storage- Security doors and windows- Evaporative air conditioning throughout- Low-maintenance brick-paved alfresco area- Backyard garden featuring synthetic lawn, perfect for kids or pets- Large double garage with side access- Separate indoor storage space with backyard access- Well-maintained 289 sqm home in a quiet cul-de-sac- Built in 2014 Accessibilities: (approx.) Walking distance to Local amenities 3min driving to Westfield Carousel 4min driving to Cannington Leisureplex and Library 6min driving to Bentley Plaza shopping centre Rental appraisal for \$650-\$720 P/W (Approximate) 4.9km to Curtin University 8.6km to the Perth Airport 6.5 km to Whaleback golf course 8.1 km to Jandakot airport 11.3 km to Perth CBD 13.5 km to Perth airport 15.6 km to Costco & Duty-Free Outlet Perth Rates (Approximately): Council Rate: Approximately \$1,881 P/A Water service rate: Approximately \$1,200 P/A Strata levies: Approximately \$513 P/Q For further information to view or assistance with any real estate matter, please contact: Hendrick Heo 0478 555 391 Hendrick.heo@sclasspg.com.au Sam Cho 0497 899 978 Sam.cho@sclasspg.com.au Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.