

12/79-81 George Way, Cannington, WA 6107

Professionals

Villa For Sale

Thursday, 4 January 2024

12/79-81 George Way, Cannington, WA 6107

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 102 m2

Type: Villa



KhengYee Lim
0481091139

Offers Over \$439,000

A home that offers a combination of lifestyle, accessibility & low-maintenance living - this is an excellent investment or perfect affordable first home. Built in 2005, this free-standing home itself offers a modern and practical layout, featuring 3 decent sized bedrooms, an open plan family/dining room, a functional U-shaped kitchen ensure plenty of counter space, and a comfortable courtyard space for gathering and outdoor entertainment. All sitting on a 207m² of land for your exclusive use. Rental Estimate - \$530 to \$580 per week

WHAT YOU WILL LOVE:

- 3 bedrooms | 2 bathrooms | 2 parking spaces
- Spacious master bedroom complete with triple built-in wardrobes and private ensuite
- Secondary bedrooms are generous in size completed with built in wardrobe
- Comfortable open plan family and dining room completed with split system air conditioner for year-round comfort
- U-shaped kitchen provides ample counter space and with plenty of cupboard space, built-in pantry and dishwasher recess
- Stainless Steel Appliances: 4 burner gas cooktop, oven, rangehood and 1.5 bowl sinks
- Family bathroom with separate bath and shower, vanity, and water closet
- Spacious laundry
- Split system air conditioning to living and master bedroom
- Private courtyard, perfect for relaxing and gatherings
- Single car remote controlled garage door with storage space
- Gas hot water system and gas bayonet point for heating

It's the place to be!! You'll be situated just minutes away from Carousel Shopping Centre, Cannington Leisureplex & Library, Imagine the convenience of great transport links to the major roads and public transport, local restaurants and dog parks, making this your new home in the heart of everything. For further details and viewing appointment please contact Lim on 0481 091 139.

WHAT YOU WANT TO KNOW: Built: 2005 Land Size: 207m² Floor Area: 102m² Council rates: \$1,732.86 per annum Water rates: \$1,126.89 per annum (2022-2023) Strata rates: \$451.39 per quarter (it covers Admin, Reserve/Sinking, Residential Strata Insurance, maintenance and upkeep) (* Approximate)* All pictures shown are for illustration purpose only and have been virtually staged *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.