

13/30 Bent Street, Cannington, WA 6107

House For Sale

Friday, 5 April 2024

13/30 Bent Street, Cannington, WA 6107

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 172 m2

Type: House



Ben Mann

0402333696

From \$599,000

Modern 3 bed x 2 bath x 2 parking carport, townhouse is located only a short walk away from Westfield Carousel. The location offers a multitude of amenities in the immediate area. (Playground, Park, Secondary College, Medical and a variety of shops) This property is divided by a key system at the ground floor giving individual living quarters for a 1x1x1 on ground floor and a 2x1x1 on Level 1. This property is currently being leased at \$550 per week for level 1 and \$450 per week for ground level. The leases are on a periodic basis. The ground floor features a tiled entrance which leads to the living quarters, kitchen and main bedroom. The main bedroom has a modern ensuite with semi-frameless shower, WC, and vanity and built-in robe. The European-style laundry is behind full height mirrored sliding doors including a washing/dryer combo. Level 1 includes a well-equipped European kitchen featuring stainless steel appliances, generous storage space, and recesses for the washing/dryer combo (included) and fridge. The tiled kitchen/dining/living room leads to a large balcony. Moving past the living room you have two large bedrooms both with BIR and with proximity to main bathroom. Features include:- Built-in robes in all bedrooms- Ceiling fans in all bedrooms- Ceramic floor tiling and quality carpets- Concealed European laundry- Vertical blinds throughout- Split system AC on each level to living - Modern kitchen with European appliances- Paved courtyard on the ground level- Extra-large storeroom located behind carport- Rental returns = \$1,000 rent per week. Ideal Location:- Cannington & Queens Park Train Stations (Cannington line): "Currently under redevelopment"- Public Transport (Bus) = 400 meters- Westfield Carousel = 500 meters- Cannington Leisureplex: = 1.1 kms- Schools (Primary & Secondary) = 600 meters- Sam Kerr Football Stadium = 3.3 kms- Council Rates: \$2,000 approx p.a.- Water Rates: \$1,200 approx p.a.- Low strata levies \$103 per quarter