

17/11 Hazlett Way, Canning Vale, WA 6155

Sold Unit

Friday, 3 November 2023



17/11 Hazlett Way, Canning Vale, WA 6155

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 217 m2

Type: Unit



Nikki Varga

0419956944

\$510,000

The perfect 1st home or investment! Nikki Varga is delighted to present to the market 17/11 Hazlett Way, Canning Vale. Freshly painted throughout this lovely low maintenance 3 bedroom 2 bathroom home is located in the sought after Caladenia Primary School zone and located close to public transport and all amenities. **WHAT YOU WILL LOVE:-** 3 bedrooms, all double size and with robes- Bedrooms 1 and 2 with reverse cycle air-conditioning unit- Main bedroom (brm 1) with roller shutters - Main bathroom with separate bath, shower and vanity- Open plan tiled living area combining kitchen, dining, and lounge with reverse cycle air-conditioning unit- Well appointed kitchen with overhead cupboards, electric oven, gas cooktop, rangehood and dishwasher- Easy care paved patio area- Gas hot water system- Solar panels - Enclosed storage attic - Single garage with automatic door and shoppers entrance to kitchen**WHAT YOU NEED TO KNOW:-** Approximate rental value \$500-530 per week- Solid brick and tile home built in 2009- 217sqm survey strata block- Council rates \$1,900.00 pa (approximately)- Strata rates \$216.00 per quarter (covers building insurance, common property insurance and maintenance)For further details or a private inspection phone Nikki Varga today on 0419 956 944.**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.