

17/148 Wharf Street, Cannington, WA 6107

Sold Unit

Tuesday, 15 August 2023



17/148 Wharf Street, Cannington, WA 6107

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Hasi Kodagoda
0894759622



Darren Khose
0894759622

\$400,000

Ground Floor 2bed 2bath.. MUST SELL!Highly motivated owner seeking offers. Instructions are clear and that is to sell. A golden opportunity to get into this highly sought after location. Must sell - Call Hasi K to inspect.-Great location-Ground floor apartment-Modern-Spacious-2 bed room-2 bath room-Single car bay next to the apartment-Store room within the apartment -Current rent \$430pw (great tenants) - Potential rent \$480pw-Lease expiry 20-9-2023-Strata fees Admin \$509.82 p/q-Reserve fund \$52.20 p/q-Court yard area 82sqm approx.-Total 169sqm approx.-Living area 66sqm approx..Distances to (approx. from Google.):•Cannington Community College - 100m•Westfield Carousel Shopping Centre - 800m•Queens Park Train Station - 1.0km•Perth Airport (T1 & T2) - 11.1km•Perth CBD - 11.2kmPerfectly positioned for those who value living convenience, this terrific 2 bedroom 2 bathroom apartment is stylish, modern, light, bright and is as "lock-up-and-leave" as you will get.It is also nestled on the ground floor, making it accessible to absolutely everybody. Whether it's your first home, a clever down-sizing option or an astute investment property - the choice is completely up to you.A delightful paved entertaining courtyard is complemented by easy-care gardens and a lock-up storeroom, all accessible via a beautifully-tiled open-plan living, dining and kitchen area. This is where you will spend most of your casual time, no doubt.Both bedrooms are carpeted for comfort and have ceiling fans. Both bathrooms have showers, toilets and their own powder vanities, with the second bathroom doubling as a laundry too, also playing host to a separate wash trough and extra built-in storage options.Hop, skip or jump to Cannington Community College across the road, the sprawling Coker Park up the street, community sporting facilities and the Canning Leisureplex next door and Westfield Carousel Shopping Centre around the corner, with the likes of medical facilities, major arterial roads, Saint Joseph's School, St Norbert College, Sevenoaks Senior College, the Cannington and Queens Park Train Stations, bus stops, other lush local parks and reserves, Curtin University, Perth Airport and so much more just minutes away in their own right. Talk about easy to enjoy. This is low-maintenance living at its most impressive!Other features include, but are not limited to:•Sleek bench tops•Range hood•Gas cooktop•Under-bench oven•Tiled splashbacks•Mirrored built-in wardrobes•Split-system air-conditioning•Skirting boards•Single under-cover carport bay at your front doorWater rates: \$1,035.78 p/a (approx.)Council rates: \$1638.68 p/a (approx.)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.