

# 17/30 Bent Street, Cannington, WA 6107

## Townhouse For Sale

Thursday, 30 May 2024

17/30 Bent Street, Cannington, WA 6107

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 70 m2

Type: Townhouse



Ben Mann

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## Mid to High \$400's

This dual key 1x Bed, 1x Studio, 2x Bath street front property for Sale in Cannington was built in 2023 and is returning \$840 per week in rent. A rare opportunity to snatch up this property whether you're a first home buyer or investor. The property comprises a Studio at ground level with a modern kitchen and courtyard. Level 1 comprises a 1 bedroom, 1 bathroom and a very good size balcony. The current tenants are on a periodic lease meaning as someone looking to move in, you could take either the ground floor studio or single unit on level 1 while renting the other out. Investors- this property brings in a fantastic return. The Studio is rented at \$390 per week and the 1-bedroom unit is rented at \$450 per week. Both with independent living and 1 car bay each situated directly in front of the unit. This is a prime location only 700m from Westfield Carousel boasting over 360 stores and services by your doorstep. The property offers a multitude of amenities in the immediate area. (Playground, Park, Secondary College, Medical and a variety of shops). This complex has completed 2 out of 3 stages of construction. Stage 3 is expected to finish later this year completing the complex in its entirety. Photos have been taken prior to tenants moving in, there are currently tenants living in the property. Council Rates = \$1,163.80 per year Water Rate = \$1,139.63 per year Strata Levies = \$ 87.00 per quarter