

17A Kent Street, Wilson, WA 6107

**nascent
property co.**

House For Sale

Tuesday, 21 May 2024

17A Kent Street, Wilson, WA 6107

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Offers over \$699,000

Welcome Home to 17A Kent Street, Wilson. This survey strata home with NO STRATA LEVIES conveniently located just a short walk from Canning River Parklands and the beautiful Canning River Cafe, this home offers spacious and modern living that caters to a wide range of discerning buyers. Built in 2013, the size of this property will truly surprise you. The residence boasts three generously sized bedrooms, one huge theatre room, two large bathrooms and an easy care courtyard. In the open plan living, kitchen and dining area, daily life will be that little bit easier thanks to a super practical, modern kitchen with double sinks, a large gas stove top, an electric oven, rangehood, and a pantry, with the kitchen island and servery facing the casual living space. Sliding glass doors and windows open out onto the rear patio, a truly low-maintenance alfresco area great for barbecues and evening drinks when the day is done.

WHY YOU SHOULD PUT THIS ON YOUR MUST-SEE LIST:- 3 bedrooms, 2 bathrooms- Remote-controlled, double lock-up garage- Private secure rear alfresco terrace- Ensuite to the main bedroom- Walk-in robes to the Main Bedroom- Built-in robes to the other bedrooms- Carpeted bedrooms- Air-con throughout - Contemporary fixtures- Modern kitchen- Gas stove top- Large island servery- Open-plan living, dining and kitchen- Theatre Room

THE LIFESTYLE YOU WILL LIVE This stylish and modern home is in a premier pocket of Wilson, sitting within a short distance to Canning River Cafe, surrounded by parklands and nature reserves. If you are into running or walking, there is a 6km trail looping the Canning River. There is also easy access to the river for water sports such as kayaking. You'll enjoy easy access to shopping and entertainment precincts (Westfields Carousel, Stockland Riverton, cafes, and restaurants), schools, public transport links, plus quick access to the CBD and Perth Airport.

ESTIMATED RENTAL RETURN This house has the potential to yield a rental income of \$700 per week in the current market. It is an excellent option for investors seeking a low-maintenance investment property.

THE DETAILS YOU WILL NEED:- Block: 320sqm- Age: 2013- Survey Strata No Strata levies

Don't miss out on the opportunity to call dream home your own. Embrace a modern lifestyle and enjoy the comfort and convenience of this stunning home. For further information about this remarkable property, kindly reach out to agent Luke Langford at 0493 672 956 or luke@ascentpropertyco.com.au. Please note: All dimensions and measurements, including those on the floorplan, are approximations. Buyers are encouraged to rely on their measurements while visiting the property. Distances to amenities are also approximate and sourced from Google Maps. All estimated outgoings are subject to change without prior notice.