

**28/1 Glenariff Boulevard, Canning Vale, WA 6155**



**Apartment For Sale**

Friday, 3 May 2024

28/1 Glenariff Boulevard, Canning Vale, WA 6155

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Aimee Marland  
0893983000

**From \$519,000**

Explore the pinnacle of contemporary lifestyle at 28/1 Glenariff Boulevard, Canning Vale – a second-floor apartment ideally situated in a sought-after locale. This chic split-level home features 2 generous bedrooms, a versatile flexi room or 3rd bedroom, and 2 pristine bathrooms. The well-appointed kitchen showcases top-tier stainless steel appliances, a rangehood, integrated dishwasher, ample cupboard space, fridge recess, microwave recess and a pantry. Unwind on the expansive 11sqm balcony, perfect for enjoying tranquil moments or entertaining guests whilst listening to your music on the integrated sound system. Stay comfortable with reverse cycle split systems in the upstairs bedroom and main living area. Convenience is paramount with undercover parking bays for 2 cars and a 4sqm storage room, alongside remote control driveway gate access and visitor intercom for added security. Location is paramount, with Livingston Shopping Mall, eateries, gyms, and public transport options just a short stroll away, ensuring effortless access to CBD. Rental Appraisal: Approx \$570 - \$600 per week Strata Fees: \$578.93 per quarter Secure this exceptional investment in the thriving Canning Vale market today. Contact Aimee Marland on 0449 177 158 to arrange a viewing.