

**28 Doust Street, Cannington, WA 6107**

**Professionals**

**House For Sale**

Thursday, 26 October 2023

28 Doust Street, Cannington, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 233 m2**

**Type: House**



**KhengYee Lim**

0481091139

## Offers Invited

Welcome to 28 Doust Street, Cannington! Set in a sought-after location, this well-equipped and charming street front 3 bedroom, 1 bathroom home offers all the features you need for comfortable living. Free-standing and offering a practical layout, it comes with two separate living areas, double sized bedrooms, an open plan kitchen, meals and living with ample storage, second toilet and a private courtyard for family to relax together, there's room for everyone. Convenient, family friendly and blue-chip location, you have your own private driveway offers off street parking for several vehicles, there is even room for a boat or van if you need. This home is showing great value for any homebuyer or investor. Rental Estimate - \$500 to \$550 per week Home features and highlights include: • 3 bedrooms | 1 bathroom | 2 toilets • Master bedroom with large triple door built in robe and semi-ensuite • Second and third bedrooms with built in robe • Front living room • Open kitchen and dining space overlooks the rear courtyard • The U-shaped kitchen provides spacious bench space and with plenty of cupboard space, microwave recess and roomy fridge space • Kitchen appliances: gas cooking, electric oven and double bowl sinks • Main bathroom with separate bath & shower, vanity and toilet suite • Spacious laundry and second toilet • Split system air conditioning to front Living room and master bedroom • Private paved courtyard with garden beds for entertaining friends and family • Gas hot water system • Parking in front for 2-3 vehicles, perfect if you keep a boat, van or trailer • Security screen to door and windows • Fixed term lease until 28/11/2023 Situated in an excellent part of Cannington and sitting very close to parkland area, only 1.3km walk from both Westfield Carousel and Queens Park Train and 4km to Curtin University, together with great transport links to the major roads and public transport, you'll love the ease of living that comes with having all your daily needs just a stone's throw away. This property is a MUST view! For further details and viewing appointment please contact Lim 0481 091 139. Built: 1998 Land Area: 233m<sup>2</sup> Floor Area: 112m<sup>2</sup> Outgoings (approximate): Council rates: \$1,734.75 per annum Water rates: \$1,086.02 per annum Strata rates: \$421.88 per quarter 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.