

# 2A Feltbush Mews, Canning Vale, WA 6155

BEYOND

## House For Sale

Tuesday, 14 May 2024

2A Feltbush Mews, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 640 m2

Type: House



Shaun Benwath  
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## Auction

Auction details: Location: Onsite Sunday the 9th of June at 11:30am Deposit: 10% at the fall of the hammer Settlement: 30 days Welcome to 2A Feltbush Mews in the sought-after suburb of Canning Vale. This spacious 4 bedroom, 2 bathroom house is perfect for families looking for a comfortable and convenient home. Built in 1994, this property features a generous land area of 640 sqm, providing plenty of space for outdoor activities and entertaining. With a double garage and double carport, there is ample parking for multiple vehicles. The property is located in a quiet cul-de-sac, offering a peaceful and private living environment. Close to schools, parks, shops, and public transport, this home is ideally situated for modern family living. This property represents great value for buyers looking for a well-maintained and spacious home in a desirable location. Don't miss out on this fantastic opportunity - contact us today to arrange a viewing! This property is to be sold AS IS, there is no good working order annexure, building inspection or termite inspection to be in the contract. Home opens: - Sunday 19th of May 11:30-12pm - Wednesday 22nd of May 5:30-6pm - Sunday 26th of May 11:30-12pm - Sunday 2nd of June 11:30-12pm - Saturday 8th of June 11:30-12pm Other Features: - Block Size: 640m<sup>2</sup> - Built in 1994 - Potential Rental yield per week: \$1,000 - \$1,100 - 4 Bedrooms 2 Bathrooms - Stainless steel appliances - Stone Bench tops - double door fridge recess - Ducted Air-conditioning - Outdoor pool and entertaining area - Extra parking for a trailer or caravan - Patio & bar window to patio area from Kitchen - Next to Akania Park - 1.3km to Canning Vale Primary - 1.6km to Livingston Marketplace - 1.1km to Canning Vale College Need help with finance? I can help, don't be the buyer who misses out because of finance, a quick call from me and I can have one of our brokers get in touch with you to discuss your finance needs all at no cost to you. Call Shaun or Harjit Benwath for a viewing on 0481 084 501 or 0407 987 350 DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own inquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.