

# 3/25 Civic Gardens, Cannington, WA 6107

GUSTO REALTY

## Villa For Sale

Tuesday, 26 March 2024

3/25 Civic Gardens, Cannington, WA 6107

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 90 m2

Type: Villa



Cedric Ng  
0411728766



Residential Property Management Team - Susan  
0861118506

**from \$480,000**

Gusto Realty is pleased to present this 3 bedroom x 1 bathroom villa home is situated in quiet, fantastic and convenient to everywhere location. This functional 3 bedroom, 1 bathroom home is in a great location situated opposite a beautiful park, the Cannington Council, it offer stunning views and a serene atmosphere. Being opposite a park allows for peaceful walks and recreational activities right on your doorsteps. With its investment potential, this property is perfect for investors looking for rental property that will generate a steady income. Alternatively, if you are not ready to move in right away, this house provides opportunity to purchase now and live in later. This 3 bedrooms home with the large backyard offer ample space for a family to have a comfortable living. The fantastic location of this property ensures easy access to nearby amenities such as schools, shopping centres, and restaurants. Overall, this 3 bedroom, 1 bathroom home presents a fantastic opportunity for investors or those looking to settle down in the future. Don't miss out this great location and all the potential this property has to offer. Current Rent: \$500 per week End of Lease Date : 10/07/2024 Council Rate: \$1,707.54 approx (yearly) Water Rates: \$173.74 approx (2 months) Nearby: • • 500m from Westfield Carousel • 700m from Cannington Community College (K - Year 10) • 1.2km from Sevenoaks Senior College (Year 11 - Year 12) • 2km from Cannington Bus Station • 4.7km from Curtin University • 11.6km from Perth International Airport • 17km from Perth CBD Please feel free to contact Cedric Ng 0411 728 766 or Susan Ng 0421 799 228 to arrange an inspection.