

3/30 Grey Street, Cannington, WA 6107



House For Sale

Thursday, 30 May 2024

3/30 Grey Street, Cannington, WA 6107

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 212 m2

Type: House



Emily Fu

0438939137

From Mid \$500K

Welcome to 3/30 Grey St, Cannington - a charming residence offering the perfect blend of comfort, convenience, and investment potential. Ideal for first home buyers, small families, or savvy investors, this property is situated in a premium location close to shopping centers and public transport.

Investment Opportunity: • Currently leased on a periodic basis at \$680 per week, offering immediate rental income.

Property Features: • **Solid Double Brick Wall:** Provides excellent thermal insulation, enhancing energy efficiency and keeping the home cooler in summer and warmer in winter. Additionally, it offers superior soundproofing for a quieter indoor environment and increased durability and low maintenance for long-term value. • **Land Size: 212 sqm** • **Building Size: 115 sqm**

Interior Highlights: • **3 Bedrooms:** Spacious and well-lit. The master bedroom boasts ample space, a walk-in wardrobe, and a cozy ensuite with a generously sized shower recess. • **2 Bathrooms:** The main bathroom features a relaxing bath, perfect for unwinding after a long day. • **Large Lounge Area:** Upon entering, you'll be greeted by a large lounge area seamlessly connected to the dining room, creating an inviting space for relaxation and entertainment. • **Modern Kitchen:** Equipped with gas cooktops, contemporary appliances and amenities, ensuring convenience for daily meal preparation. • **Separate Laundry:** Offers added convenience and functionality by providing a dedicated space for laundry tasks • **Split Air Conditioning:** Enjoy year-round comfort with split air conditioning units installed in the lounge area and two bedrooms, ensuring a pleasant living environment throughout the home. • **Double Garage:** Secure parking for two vehicles.

Exterior Features: • **Paved Courtyard:** Accessible through lounge, offering ample space for outdoor activities and entertainment, with the potential to customize and grow a garden according to your preferences.

Location Advantage: • **Walking Distance to Carousel Shopping Center and Bunnings.** • **5 Minutes' Drive to Cannington Train Station,** providing easy access.

Information you may need to know: • **Council Rate:** \$1747.37/ann.. • **Water Rate:** \$1218/ann.(approx.). • **Strata Fee:** \$555/qtr.

Don't miss out on this exceptional opportunity to secure a home in a sought-after area with all the conveniences you need. Contact Emily at 0438939137 today to arrange a private viewing and experience the charm of 3/30 Grey St for yourself!

Disclaimer: Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to a school does not guarantee availability of that particular school, distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy on this information.