

3/312 Railway Parade, East Cannington, WA 6107



Unit For Sale

Friday, 15 March 2024

3/312 Railway Parade, East Cannington, WA 6107

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Tom Mischczak
0400217162

From \$389,000

**** First Viewing - Saturday 23rd of March - 1:30pm ****Tom Miszczak from The Agency is pleased to offer this ground floor apartment with tenant in place to the market. Located just 10km from the Perth City and within easy walking distance to everything you need, this is a lifestyle winner!The spacious ground floor apartment is a true rarity with 2 entries, one from the front door and another via the alfresco balcony from the street. Enjoying a spacious disposition and great natural light, this secure apartment enjoys the best for you or your tenant.Rental Estimate - \$580pw to \$620 per weekFeatures include:- 2 Bedrooms- 2 Bathrooms - 1 Secure Car Bay- Separate Laundry- Reverse Cycle Air-Conditioning- Dishwasher- Gas Cooking- Electric Oven- Built in Robes to Both Bedrooms- Ceiling Fans to Both Bedrooms- Secure Fencing- Currently Leased at \$460 per week- Admin Levies - \$488.30 per qtr- Reserve Fund - \$112.60 per qtr- Water Corporation -\$1075 approx per annum- City of Canning - \$1708 approx per annumThe intelligent design of the apartment is a real highlight, 2 large bedrooms both with ensuite bathrooms creates a wonderful level of comfort. The vast and open living space is ideal for resting and unwinding with family and friends and leads into a great outdoor space with alfresco and garden.Located just minutes to public transport, Curtin University, primary schools and parks and the State Football Centre, this is a premium position for you and your next investment.Contact your REIWA award winning agent - Tom Miszczak on 0400 217 162Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.