

3/839 Canning Highway, Applecross, WA 6153



Apartment For Sale

Thursday, 9 May 2024

3/839 Canning Highway, Applecross, WA 6153

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



James Alessi

0447055621

From \$350,000

If you have been yearning to live in the picturesque riverside suburb of Applecross, then here is an exciting opportunity for you to enter this desirable market at an affordable price. This fresh two bedroom apartment is positioned on the ground floor within the North facing 'Thomas Court' complex. Whether you're a first home buyer, downsizer, savvy investor or someone simply seeking a practical 'Lock & Leave' abode, this property ticks all the boxes. Convenience is key with this property, as it offers easy access to all your essential amenities, such as nearby shopping, transport, schools and local eateries... not to mention just a short drive to the Swan River and located approximately 9.5km to the Perth CBD. As you step inside, you're greeted by a contemporary open plan design that seamlessly connects the living, dining and kitchen. With freshly painted white walls and warm undertones in the laminate wood floor, it creates an inviting atmosphere that will help you relax and unwind after a long day or for hosting intimate gatherings with family and friends. The accommodation comprises of a spacious main bedroom with large built-in robe, along with a second bedroom also featuring built-in robe - ideal for guests, children, or as a home office, with an abundance of natural light. You will find one bathroom in the passageway, and a linen cupboard. There is also the added benefit of having your own laundry facility tucked away inside a cupboard in the kitchen. The outdoor tiled porch, that is accessed via the living area is a great space to sit and soak up the sun, with a lush outlook of greenery. Additionally you have exclusive use to one under cover car bay, and several visitor bays onsite as well. Please note that the apartment is furnished - furniture is included in the sale price. Specifications include:

- Spacious open plan living & dining
- Practical kitchen with gas stove & pantry
- Laminate wood flooring throughout
- 2 bedrooms with built-in robes
- 1 bathroom
- Laundry facility in kitchen
- 4m² outdoor terrace/porch
- Single carport with additional visitor parking
- Total Lot area is 75m² (56m² of internal area)

Location offers:

- 20m (approx) to bus stop across the road
- 280m (approx) to new Woolworths grocery shopping
- 300m (approx) to Gairloch Reserve (park)
- 400m (approx) to Saint Benedict's School
- 600m (approx) to shopping/eateries on Kearns Crescent
- 900m (approx) to Applecross Primary School
- 1km (approx) to shopping/eateries on Ardross Street
- 1.2km (approx) to Swan River
- 1.3km (approx) to Raffles Hotel
- 1.6km (approx) to nearest Train Station
- 2km (approx) to Freeway entrance
- 2.8km (approx) to Westfield Booragoon Shopping Mall
- 9.5km (approx) to Perth CBD

Rates/Levies:

- Council Rates: \$1,594.65 p/a (approx)
- Water Rates: \$802.98 p/a (approx)
- Strata Levies: \$756.00 p/qtr (Inc Reserve Fund)

With an exceptional blend of comfort and convenience, be sure not to miss out on this opportunity, so enquire today to arrange a viewing.*Information Disclaimer: This information has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information provided. Enable Real Estate provides this information without any express or implied warranty as to its accuracy or currency. Any reliance placed upon this information is at the client's own risk. Enable Real Estate accepts no responsibility for the results of any actions taken, or reliance placed upon this information by a client.