

3 Canning River Gardens, Wilson, WA 6107

Sold House

Tuesday, 16 January 2024

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Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 718 m²

Type: House



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\$950,158

This would be a fantastic opportunity for an investor. Rental return would be around \$750 per week as is. Alternatively, you could take it one step further with two master bedrooms and lease it out to students, attracting a rental return of approximately \$1000 per week. This generously proportioned residence, boasting 4 bedrooms and 3 bathrooms, is nestled on a vast 718sqm subdivisible block Zoned R25 with a 21m frontage, presenting remarkable potential. **THE LIFESTYLE YOU WILL LIVE** This stylish and modern home is in a premier pocket of Wilson. You'll enjoy easy access to shopping and entertainment precincts (Westfields Carousel, Stockland Riverton, cafes, and restaurants), schools, public transport links, plus quick access to the CBD and Perth Airport. Located within a convenient 5km radius of both Westfield Carousel and Curtin University, and positioned opposite Bywater Park with its scenic walk trails, cafes, local bus stops, and the Canning River a brief stroll away, this residence offers a prime and tranquil locale. **WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST:** - Freshly Painted throughout - Brand New Carpets - Master bedroom with a walk-in robe and ensuite - Second bedroom with a walk-in robe and ensuite - Two additional well-proportioned bedrooms with built-in robes - Formal lounge - Spacious kitchen with plenty of bench space - Dining and living areas - Main bathroom - Laundry with linen cupboard - Three toilets - Double carport with shopper's entrance **Key Features:** - Two master bedrooms with ensuites - Separate living areas - Split system air conditioning in the living area & 1 master bedroom - Gas cooktop - Garden shed - Expansive backyard providing ample space for children to play **THE DETAILS YOU WILL NEED:** - Land size: 718sqm, zoned R25, with a 21m frontage - Council rates approximately \$2,039.15 per annum - Water rates approximately \$1,258.18 per annum - Built in 1995 For further information about this remarkable property, kindly reach out to agent Luke Langford at 0493 672 956 or luke@ascentpropertyco.com.au Please note: All dimensions and measurements, including those on the floorplan, are approximations. Buyers are encouraged to rely on their own measurements while visiting the property. Distances to amenities are also approximate and sourced from Google Maps. All estimated outgoings are subject to change without prior notice.