

37a Mallard Way, Cannington, WA 6107

House For Sale

Thursday, 4 April 2024

37a Mallard Way, Cannington, WA 6107

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Tom Mischczak
0400217162

| UNDER OFFER - MULTIPLE OFFERS |

**** First Viewing - Saturday 6th of April - 11:30am to 12:15pm ****Tom Mischczak from The Agency is pleased to present this premium family home to the market. Located in a premium pocket of the area within easy walking distance to Westfield Carousel, public transport, parks and schools, this is the ultimate in living just 8km from the Perth City. The home was built in 2014 and is a modern and sought after layout with open plan living, theatre room and 3 great sized bedrooms. Rental estimate - \$700 to \$750 per week in current market. Currently rented until August, 2024 at \$600pw. Features include:- 3 Bedrooms- 2 Bathrooms- 2 Car Garage- Ducted Air-Conditioning- Theatre Room- Open Plan Living- LED Downlights- 900mm Westinghouse Oven- 900mm Westinghouse Gas Cooktop- Dishwasher- Walk in Robes/ Built in Robes to all Rooms- Large Alfresco with Rear Access from Garage- Near New Hot Water System- Near New Garage Motor- Council Rates - approx \$1800 pa- Water Rates - approx \$1235 pa- Strata Levies - approx \$170 per year for share of common property insurance. From the moment you set your eyes upon this residence you'll see and feel the quality that has gone into creating this outstanding family home. Stepping into the home the light and bright disposition and theatre room welcome you, a wonderful space for the family to enjoy movie night, this is a rare feature in this pocket of the area. The master bedroom adjacent is a king sized space with room for the bed suite and separate study area. The walk in robe and ensuite complete this space perfectly with a modern and contemporary space that's ready to enjoy. The open plan living space enjoys high ceilings and ample natural light with the kitchen sitting at it's heart. The stone benchtops, outstanding storage space and quality Westinghouse appliances are the standout here, the aspect onto the family room and alfresco completes the practicality perfectly. Bedrooms 2 and 3 are located towards Southern side of the home and are both queen sized rooms with large built in robes to each. The main bathroom sits between the rooms and continues the clean and modern look plus enjoys a separate bath for the little ones. Out the back is the easy care alfresco space that will be the ideal space to entertain family and friends or for the pets to run around on, with the bonus of direct roller door access to the double garage. Contact your REIWA award winning agent - Tom Mischczak on 0400 217 162 for more information. Disclaimer: 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.