

39 Manley Street, Cannington, WA 6107



Villa For Sale

Wednesday, 10 April 2024

39 Manley Street, Cannington, WA 6107

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 65 m2

Type: Villa



Alex B Mitchell
0894512600



Blake Mitchell
0894512600

From \$379,000

Location Location Location. What a great place to live or invest. Right opposite one of Canning's best parks and walking distance to Carousel shopping Centre. This is an awesome place to start out on the property ladder. Not only is it a special 2 bedroom you have the ability to extend out from the living room to create a theatre room or another bedroom (STCA) - have a look at what the neighbour has done. So much potential!!! Features You'll Love:- 2 Spacious Bedrooms: Relax and unwind in generously sized bedrooms designed for your comfort.- Open Plan Living: Entertain guests or simply enjoy family time in the seamless open-plan living, kitchen, and dining area.- Split system aircon in living area and both bedrooms.- Currently tenanted until 5.8.24 paying \$400 P/W- Year-Round Comfort: Stay cosy in any season with ceiling fans and split system air conditioning.- Outdoor Oasis: Escape to your own backyard retreat, complete with easy-care gardens, perfect for outdoor relaxation and entertainment.- Bright and Inviting: Newly installed LED downlights in the living area create a warm and welcoming ambiance.- Secure Parking: Keep your vehicle safe in the lock-up garage, with additional parking available.- Convenient Storage: Benefit from ample storage space with a generously sized storage room adjacent to the garage.- Whip up culinary delights in the well-equipped kitchen featuring a gas cooktop and ample cupboard space.- potential expansion to create a theatre room or master bedroom (STCA)- Lovely park across the road to help unwind and relax- Life made easy being walking distance from Shops + Transport- Building insurance approx \$500 a year on joint policy with other owners plus \$250 a year for common property maintenance. LOCATION LOCATION LOCATION !!- 1km distance from Carousel Shopping Centre - 900m distance from Cannington Leisure Plex- 1km distance from Bentley Health Service - 900m distance from IGA- 1km distance from Queens Park Station - 750m distance to bus shelter on Albany Highway - 1km distance from Saint Josephs Primary School- 1km distance from Saint Norbert Highschool- 500m distance from Cannington Community College - 9km distance from Perth Airport Act Fast! This property is priced to sell and won't last long. Don't miss out on the chance to make this your forever home. Contact the Mitchell Family Team today on 0452 258 642 for more information and to arrange a viewing. Water Rates: \$884 pa Council Rates: \$1600 pa Make your dream a reality - schedule your viewing today!* Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.