

39B Mallard Way, Cannington, WA 6107

Professionals

House For Sale

Friday, 29 December 2023

39B Mallard Way, Cannington, WA 6107

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 353 m2

Type: House



KhengYee Lim

0481091139

END DATE SALE

Welcome to 39B Mallard Way, Cannington! End Date Sale - 15/01/2024 - or if sold prior. Price guide: From \$550,000. Professionals Cannington has the pleasure in presenting an incredible opportunity for homebuyers! Nestled in the areas most sought-after street surrounded by family-friendly neighbourhood, this property is the perfect blend of comfort, convenience and privacy. Within walking distance to schools, parks, and public transport, you'll love the ease of living that comes with having all your daily needs just a stone's throw away. This beautiful home itself offers a practical open plan layout, featuring 3 Large Bedrooms, High Ceilings, A Chef's Kitchen and A Spacious Private Courtyard ideal for entertaining guests or relaxing with family, while the good storage options ensure that you'll have plenty of space to keep everything organised. To top it all off, the property also boasts an exclusive Double Garage, providing secure and convenient parking for you and your family. Numerous upgrades have been done to this property including a fresh coat of paint, a new Split System to master bedroom and new Vinyl Sheet Flooring, you will be impressed upon your inspection. Rental Estimate - \$600 to \$650 per week

WHAT YOU WILL LOVE:

- NO STRATA FEES, only shared to the cost of Community Insurance Plan (\$170 per annum).
- 3 bedrooms | 2 bathrooms | 2 car garages
- High ceilings throughout - recessed in main living area.
- Master bedroom equipped with en-suite bathroom and walk-in robes.
- Spacious secondary bedrooms completed with sliding door built in wardrobes.
- A chef's kitchen overlooking both main and outdoor living areas.
- Kitchen provides ample bench space and with plenty of cupboard space, built-in pantry, fridge and dishwasher recesses.
- Stainless Steel Appliances: 4 burner gas cooktop, oven, rangehood and 1.5 bowl sinks.
- Family bathroom with separate bath and shower, vanity, and separate toilet.
- Spacious laundry and linen closet.
- Split system air conditioning to living and master bedroom, ceiling fans in all rooms.
- Sunlit Northeast-facing private paved courtyard with garden beds, ideal for entertaining friends and family.
- Gas hot water system, in house security alarm system and gas bayonet point for heating.
- Remote controlled double lock up garage with storage space.

The property's location is truly exceptional. Situated in an excellent part of Cannington and sitting very close to parkland area, only 1.3km walk from both Westfield Carousel and Queens Park Train and 4km to Curtin University. Imagine the convenience of great transport links to the major roads and public transport, making your daily commute a stress-free experience, the benefits of this property are immense. This home will not last! For further details and viewing appointment please contact Lim on 0481 091 139.

WHAT YOU WANT TO KNOW: Built: 2010 Land Area: 353m² Floor Area: 132m² Council rates: \$1,832.33 per annum Water rates: \$1,235.91 per annum (2022-2023) Strata rates: NO, only shared to the cost of Community Insurance Plan (\$170.00 per annum - 2023-2024) (* Approximate) * The Seller reserves the right to accept an offer on this property prior to this date *** All pictures shown are for illustration purpose only and have been virtually staged **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.