

**3A Clarke Street, East Cannington, WA 6107**

**Harcourts**

**Sold House**

Sunday, 13 August 2023

3A Clarke Street, East Cannington, WA 6107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Christy Sajan  
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## Contact agent

Welcome to 3A Clarke Street, East Cannington! This charming family home presents a fantastic opportunity for homeowners and investors alike. Situated in a peaceful and sought-after neighborhood, this property offers convenience, comfort, and a sense of community.

**Spacious Interior:** This home boasts a generous floor plan with 3 bedrooms and 2 bathrooms, Master with Reverse cycle split Aircon, With a massive open plan kitchen/dining and living also featuring split aircon offering plenty of space for a growing family.

**Outdoor Entertaining:** Enjoy gatherings with friends and family in the private easy maintenance backyard, perfect for BBQs and outdoor activities. Short walk to East Cannington reserve

**Prime Location:** Located in the heart of East Cannington, residents have easy access Cannington Leisureplex, to local amenities, schools, parks, and public transport with short walk to Cannington train stn.

**Investment Potential:** Ideal for investors, this home presents a great rental opportunity in a highly sought after area. East Cannington is a vibrant and family-friendly suburb, known for its tranquil surroundings and excellent connectivity. Residents will appreciate the proximity to shopping centers, schools, medical facilities, and recreational parks. The nearby public transport options make commuting a breeze, with easy access to the city center and other major suburbs and with new structure plans in place this will be an opportunity you don't want to miss

Given its prime location and strong demand from tenants, this property represents an attractive investment opportunity. The potential for capital growth and consistent rental income makes it a smart choice for savvy investors.

**Strata Fees:** Approx \$400 p/q

Don't miss out on this fantastic property in East Cannington! Contact Christy Sajan now to arrange a private inspection and secure your family's future in this delightful home.