

**4/56 Mallard Way, Cannington, WA 6107**



**Sold Villa**

Friday, 15 September 2023

4/56 Mallard Way, Cannington, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 219 m2**

**Type: Villa**



Blake Mitchell  
0894512600



Alex B Mitchell  
0894512600

**\$420,000**

UNDER OFFER! MULTIPLE BUYERS LOOKING TO BUY IN CANNINGTON!CALL BLAKE MITCHELL ON 0452 258 642!With vacant possession, this home presents an outstanding investment opportunity for those seeking both comfort and potential returns.Enter the spacious kitchen and be delighted by the gas appliances that promise an effortless cooking experience. The huge U-shaped benchtop provides ample space for meal preparations, making it a culinary enthusiast's dream. The dining and lounge areas are generously sized, creating an inviting atmosphere for relaxation and entertainment. Stay cool in the summer and cozy in the winter with the split system air conditioning, ensuring comfort all year round.The allure continues into the bedrooms, where two boast built-in robes, offering convenient storage solutions. The modern interior paint job throughout adds a touch of elegance and freshness to the home, inviting you to envision your life within its walls.Step outside and admire the brick and tile construction, ensuring both durability and timeless appeal. The property boasts loads of extra parking, perfect for accommodating guests or your growing vehicle collection. The tidy low maintenance front garden exudes charm and sets the stage for a warm welcome. For added convenience, an exterior store room provides additional storage options.**WHAT WE LOVE:- VACANT POSSESSION!- Gas Appliances!- Huge U-Shaped Benchtop- Massive Dining and Lounge- Split System A/C- Built in Robes in two bedrooms- Modern interior paint job****EXTERIOR:- Brick & Tile Construction- Loads of extra parking- Tidy low maintenance front garden - Exterior Store Room****WHATS NEARBY:- Saint Joseph's Primary School - Saint Norbert's College - Gibbs Street Primary School - Cannington Community College - Tarun Court Park - Charles Treasure Park - Cannington Leisureplex - Westfield Carousel - Hambley's IGA - Perth Airport - Perth City Council: \$1703.84Water: \$1017.92 p.a.Strata: \$343.75 p.q.\***  
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