

# 47 Wickling Drive, Beckenham, WA 6107

## House For Sale

Thursday, 13 June 2024



47 Wickling Drive, Beckenham, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 343 m2**

**Type: House**



Darren Khose  
0894759622

## EXPRESSION OF INTEREST

Welcome to this beautifully located home, nestled in one of Beckenham's most sought-after streets. Surrounded by executive residences, this renovated three-bedroom, one-bathroom house offers exceptional value for money. The fantastic gable patio area and spacious backyard are perfect for young families and pets. Enjoy the convenience of a local park within easy walking distance, as well as proximity to schools, Beckenham train station, and shopping centres. The owners have already purchased a new home, so this property is priced to sell. This is a rare opportunity to secure a stunning home in an excellent location, perfect for young families and investors alike. Act now and make it yours!

**Key Features:**

- Prime Location
- Easy Access to Local Park
- Brick and Tile Construction
- No Strata Fees
- Generous 343sqm Block
- Spacious Yard
- Side Access to Rear
- Renovated Kitchen
- Modern colour Scheme
- Beautiful modern Bathroom
- Air Conditioning in the Living Room and Main Bedroom
- Large Storage Hot Water System

**Exciting Local Developments:**

- Stay updated with the latest on the City of Canning and Cecil Avenue redevelopment: Watch Here - <https://www.canning.wa.gov.au/about-us/major-projects/canning-city-centre/>
- Upcoming Beckenham Metronet Train Station: Learn More - <https://www.metronet.wa.gov.au/Portals/31/Project%20Documents/Level%20Crossing%20Removal/Beckenham%20Station%20and%20Public%20Space.pdf>
- New Sam Kerr Football Centre: Discover More - <https://www.dlgsc.wa.gov.au/sport-and-recreation/the-state-football-centre>

**Nearby Amenities:**

- Mills Park Beckenham: 1.1 km
- Cannington Leisureplex: 2.9 km
- Airport: 11.1 km
- Perth CBD: 13.6 km
- Carousel Shopping Centre: 2.7 km
- Bentley Hospital: 4.4 km
- Cannington Police Station: 3.8 km
- Curtin University: 7.8 km

**Water rates: \$1,099.65 p/a (approx.) - Total for 2022 - 2023 financial year**

**Council rates: \$1755.00 p/a (approx.)**

**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.