

5 Kaliamba Court, Cannington, WA 6107

Professionals

House For Sale

Thursday, 9 November 2023

5 Kaliamba Court, Cannington, WA 6107

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 314 m2

Type: House



KhengYee Lim

0481091139

Offers from \$399,000

Presenting an incredible opportunity for homebuyers! Set in a sought-after location, this property is the perfect blend of comfort, convenience and privacy. Within walking distance to Carousel Shopping Centre as well as public transport, local restaurants and dog parks, you'll love the ease of living that comes with having all your daily needs just a stone's throw away. Located in a quiet cul-de-sac, free-standing and offering a practical layout. It featuring two separate living areas and three well sized bedrooms, an open plan kitchen and meals with ample storage, second toilet and a private courtyard for entertaining guests or relaxing with family. To top it all, the property also boasts a solar panels system which can save you thousands on your power bills. This home is showing great value for any homebuyer or investor. Rental Estimate - \$480 to \$530 per week

WHAT YOU WILL LOVE:

- 3 bedrooms | 1 bathroom | 2 toilets
- All bedrooms completed with large triple door built-in wardrobes
- Front living room
- Open kitchen and meals space
- The U-shaped kitchen provides ample bench space and with plenty of cupboard space
- Kitchen appliances: freestanding cooker, slide-out rangehood and double bowl sinks
- Main bathroom with shower, vanity, toilet suite and heat lamps
- Second toilet
- 2 x split system air conditioning + ducted evaporative cooling system
- Private paved courtyard with garden beds for entertaining friends and family
- Patio, awning, underroof storage room and outdoor garden storage shed
- Solar Panels and electric water heater

The property's location is truly exceptional. Whether you are looking for a home or investment property, this is sure to tick all the boxes. For further details and viewing appointment please contact Lim on 0481 091 139. The property is to be sold in an 'as is' condition.

WHAT YOU WANT TO KNOW: Land Area: 314m² Council rates: \$1,674.82 per annum Water rates: \$938.89 per annum (2022-2023) Strata Fees: N/A (approximate)

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.