

# 50C Gerard Street, East Cannington, WA 6107

## Sold House

Thursday, 16 November 2023



50C Gerard Street, East Cannington, WA 6107

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 278 m<sup>2</sup>

Type: House



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**\$540,100**

The Perfect 4/2 Home A private rear position makes this fantastic 4 bedroom 2 bathroom property all the more appealing, whether it's your first home, a terrific down-sizing option or an astute investment property that is set to reap in the rental rewards while the market is hot. A spacious master-bedroom suite is the pick of the sleeping quarters with its walk-in wardrobe and an intimate ensuite bathroom - shower, vanity, toilet and all. A separate shower and bathtub within the stylish main bathroom help cater for everybody's personal needs, whilst the open-plan living, dining and kitchen area is where most of your casual time will be spent. The kitchen itself plays host to a breakfast bar for quick bites, double sinks, a dishwasher recess, tiled splashbacks, a storage pantry and modern stainless-steel range-hood, gas-cooktop and oven appliances. Outdoor access to the rear, from the living space, reveals a wonderful alfresco-entertaining deck that is brilliant in its tranquillity. The word "convenient" is an understatement here as far as this residence's excellent location is concerned, nestled only walking distance away from Cannington Train Station, lush local parks, bus stops and also close to Westfield Carousel Shopping Centre, schools (including Gibbs Street Primary School) and other outstanding community amenities. The best in easy-care living awaits! Other features include, but are not limited to: Low-maintenance timber-look flooring· Built-in robes· Separate laundry, off the kitchen - with access out to the drying deck· Ducted air-conditioning· Down lights· Skirting boards in the living area· Outdoor power points· Gas hot-water system· Land area 278sqm· High Ceilings· Alfresco area· Rent \$540pw· Lease end 3/4/2024·

1.5KW solar system Distances to (approx.): Gibbs Street Primary School - 550m· Cannington Train Station - 900m· Westfield Carousel Shopping Centre - 1.6km· Perth Airport (T1 & T2) - 10.0km· Perth CBD - 12.2km Water rates: \$1,249.54 p/a (approx.) - For period 01/07/2022 to 30/06/2023 Council rates: \$1844.15 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.