

**53 Cecil Avenue, Cannington, WA 6107**

**Sold Apartment**

Monday, 14 August 2023

53 Cecil Avenue, Cannington, WA 6107

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**

**\$280,000**

This is your final opportunity, this last remaining 2x1 apartment which is part of a distinctive corner residential/commercial complex that stands apart. With eight already spoken for in just three weekends, it's imperative to attend the next home open as the remaining apartment is poised to find its new owner swiftly. Available Apartments: With a current rental appraisal of \$450-500 per week. Apartment 15 (2x1) - UNDER OFFER Apartment 11 (2x1) - UNDER OFFER Apartment 14 (2x1) - UNDER OFFER Recent works done at the apartments:- New Paint- New carpet- New light fittings- New ceiling fans- Internal laundry with washing machine and dryer supplied Additional Information Strata Fees: \$693 per quarter (Administration: \$583 per quarter, Reserve: \$110 per quarter) Approximate Council Rates: \$475 per quarter Approximate Water Rates: \$230 per quarter These exceptional properties also promise an excellent investment opportunity with strong rental potential. Positioned on the upper level of the development, each apartment features an open-plan living, dining, and kitchen layout, along with private front balconies that offer charming leafy views. The bedrooms boast built-in wardrobes, and for comfort, each apartment is equipped with a split-system air-conditioning unit. A single car bay and storage room are provided for each apartment, all secured by gated access at the front of the building. The parking area is also secured with remote-controlled gated access from Lake Street. Conveniently located above commercial establishments including restaurants, "Carousel Village" finds its place within the heart of the ongoing Cecil Avenue Metronet transformation. This transformation is set to enhance the local streetscape, introducing more trees, broader footpaths, a new bus stop, and an appealing overall rejuvenation. Across the road, the magnificent Cecil Park awaits, along with the Cannington Leisureplex. Furthermore, Cannington Train Station and the Westfield Carousel Shopping Centre are only a few steps away in different directions, providing easy access to essential amenities. Notably, these apartments are available for individual purchase, catering to students and those seeking proximity to Curtin University and other educational institutions. Whether you're a seasoned property investor or a first-time homebuyer, this remarkable opportunity is a rare find that shouldn't be overlooked. It's an opportunity that truly comes once in a lifetime. Additional Features: Open-plan living, dining, and kitchen areas in all apartments Upper-level placement with balconies for all units Built-in robes in every bedroom Separate bathrooms and laundries Audio-intercom systems Gated access from the ground level Secure parking area with remote-controlled gate Dedicated single carports and storerooms for each apartment New bus stop right outside the complex (part of the impressive new Metronet streetscape upgrade on Cecil Avenue) Attractive rental returns on offer Only 50 meters (approx.) from Cecil Park Approximately 400 meters to Cannington Train Station Approximately 500 meters to Westfield Carousel About 650 meters to Sevenoaks Senior College Close to Cannington Leisureplex entrance (approximately 800 meters) Cannington Community College entrance is approximately 1.1 kilometers away Coker Park is approximately 1.3 kilometers away Approximately 11.0 kilometers to Perth Airport Approximately 11.6 kilometers to Perth CBD Disclaimer: This information is provided for general information and marketing purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.