

57B Mallard Way, Cannington, WA 6107

House For Sale

Wednesday, 10 January 2024



57B Mallard Way, Cannington, WA 6107

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 304 m2

Type: House



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Around the Mid \$500k's

Investor Alert - Tenants Keen to Stay On Huge Living Areas & Big Bedrooms Uber Convenient Location Spacious Modern Build Home Open Saturday 13th of January 9.00am to 9.45am Situated right in amongst the urban sprawl sits this opportunity for the discerning buyer looking for a solid family sized home at an affordable price point and in a suburb that benefits from easy access to shopping, local amenities and schools. This appealing residence is presented for sale by the owner at a time when rental prices are going through the roof and most people will probably agree that if ever there was a time to buy a home whereby you can achieve a solid rental return to assist you in financing an asset then right now would certainly be one of those times! In our opinion this a winner when it comes to overall lifestyle benefits & affordability, so be sure to make your offer before it's too late. What you will love :

- 3 Bedrooms
- 2 Bathrooms - one with both shower & bath (great for little ones or simply having a soak)
- Very decent sized kitchen with plenty of cupboards & bench-space (not pokey)
- Open-plan kitchen/living
- Huge main living area - space to burn
- Separate Laundry

Extra Features:

- Large double garage with shoppers entry
- Dual split system air-conditioning to both main brm & living area
- Electronic alarm system
- Gas hws - instantaneous
- Clean neutral tiling to main living areas
- Smart-wiring technology-plus more

The Property itself:

- Appealing modern style construction
- Park/green area adjacent allowing extra space for kids to play within earshot of mum or dad
- Fully fenced with secure rear court yard
- Proximity to shopping, schools & amenities - such a convenient location

Proximities within short commute include :

- Curtin Uni
- Westfield Carousel Shopping Centre
- Medical facilities & hospital
- International & domestic airports
- Primary School/s
- Secondary School/s & Colleges
- Train/rail services

This well designed home has a very functional floor-plan layout with the bedrooms nicely separated from the living areas ensuring that families can go about their day to day activities without being right on top of each other - sure to appeal to tenants and owner occupiers alike. We are confident that you will be impressed with this easy care solid home (one owner since constructed circa 2013) - it's an easy option with virtually no work to be done other than to collect the rent!

This home will suit:

- Investors seeking to gain a foothold in a well publicised & clearly escalating WA property market
- 1st homebuyers looking to secure a decent sized & well maintained brick & tile property in a convenient location - rented out for an initial period to assist with the bills is an added bonus for sure.
- Up-sizers coming from an apartment and after a larger easy care family sized home to come home to after a hard days work.
- Down-sizers currently on a larger block & who perhaps no longer have the time or energy to maintain the upkeep of a bigger property.
- FIFO workers who see the locality as great value for money - easy access to the airports and main arterial routes, the ultimate lock & leave.
- Young couples/singles seeking a home that they can rent out either in totality or perhaps offer rooms to students with Curtin Uni not far away.or you!

Be sure to call Michael Edwards of the Beyond Excellence Team on 0412 470 468 and/or Blake Govers on 0477 370 477 to register your interest - *address coming soon*