

**58B Fleming Avenue, Cannington, WA 6107**



**House For Sale**

Friday, 3 May 2024

58B Fleming Avenue, Cannington, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 441 m2**

**Type: House**



Tom Mischczak

**From \$499,000**

**\*\* FIRST VIEWING - Saturday 4th of May, 2024 - 1:00pm to 1:40pm \*\***Tom Mischczak from The Agency has the pleasure in bringing this outstanding opportunity to the market. A spacious 3 bed, 1 bath home with NO STRATA FEES and with R40 ZONING. All while being located in a premium pocket with the Canning River at the end of the street, Westfield Carousel just a few minutes walk away and public transport within easy walking distance. The recent granny flat law changes also means that there is enough space for you to create 2 rental incomes from the 1 property by adding an ancillary dwelling to the rear (STCA). Rental Estimate - \$550pw to \$580pw If Added - Potential 2x1 Granny Flat income - \$350pw to \$400pw Features include:- 3 Bedrooms- 1 Bathroom- 2+ Car Parking- 441sqm Block (NO STRATA FEES)- No Common Land (You own the driveway)- Reverse Cycle A/C- Upgraded Kitchen- Large Alfresco- Gas Cooking- Electric Oven- Great Sized Lounge- Council Rates approx \$1625 pa- Water Rates approx \$905 pa The private position of the home is a big plus, with the driveway and carport providing space for up to 4 cars depending on needs. Stepping in, the home is a rock solid and very well maintained residence with the kitchen at the heart, enjoying an upgrade in its lifetime. The 3 bedrooms are located towards the Eastern side of the home and all provide a great space with good storage, the master especially enjoys great natural light in the mornings. The main bathroom is adjacent and is a very well appointed space with bath/shower and has a separate toilet for convenience. Out the back is the large alfresco and grassed space for the kids and pets to run around on. Contact your REIWA award winning agent today - Tom Mischczak on 0400 217 162 Disclaimer: This information is provided for general information 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.