

6/312 Railway Parade, East Cannington, WA 6107



Sold Block Of Units

Friday, 8 September 2023

6/312 Railway Parade, East Cannington, WA 6107

Bedrooms: 1

Bathrooms: 1

Area: 54 m2

Type: Block Of Units



Blake Mitchell
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Alex B Mitchell
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\$240,000

Welcome to your dream apartment at 6/312 Railway Parade in East Cannington! This beautifully presented 1 bedroom 1 bathroom apartment is a true gem that will tick all the boxes for comfortable living, convenience, and affordability. At an impressive rental income of \$350 per week, this apartment offers a fantastic investment opportunity for savvy buyers or a great home for those looking to enjoy the easy, low maintenance lifestyle. As you step inside, you'll be impressed by the modern design and the abundance of natural light that fills the space. The open-plan living and dining area are beautifully tiled, making cleaning a breeze. The living area opens up to a private courtyard, perfect for entertaining guests or enjoying a quiet morning coffee. The bedroom is carpeted and features a built-in mirrored wardrobe, providing ample storage space for all your clothes and accessories. The apartment also includes a modern bathroom with gas appliances and a dishwasher, making meal preparation and clean-up quick and effortless. To keep you comfortable all year round, the apartment boasts a split system air-conditioning system and roller blinds. The location of the apartment is unbeatable, with the train station just 750 metres away, making it easy to access public transport. But that's not all! The apartment is surrounded by top-rated schools, including Gibbs Street Primary School, Queens Park Primary School, St. Norbets College, and St. Josephs School, all within a short distance. For your shopping and entertainment needs, the Westfield Carousel Shopping Centre and Cannington Leisureplex are just a stone's throw away. If you're a nature lover, you'll love Albion Park, located just 200 metres from the apartment. And with Perth CBD only 10.9km away and Perth Airport just 13km away, you can enjoy the convenience of easy access to all that Perth has to offer.

WHAT WE LOVE:- Currently rented out to a great tenant for \$350 per week! - Train station 750m away! - Gas Appliances - Dishwasher - Low maintenance tiled floors - Split system air-conditioning - Roller Blinds - Carpeted Bedroom - Spacious Dining/Living - Living Space opens up to courtyard - Built in Mirrored Wardrobe

WHAT'S NEARBY:- Gibbs Street Primary School - Queens Park Primary School - St Norbets College - St Josephs School - Train station - Westfield Carousel Shopping Centre - Cannington Leisureplex - Albion Park 200m - Perth CBD - Perth Airport Council: \$1626.66 p.a. Water: \$982.35 p.a. Strata: \$382.00 p.a. Properties like this don't last very long so do not delay and be among the first ones to view the property. Call your REIWA & RE/MAX Award Winning Agents Alex B Mitchell on 0417 184 288 or Blake A Mitchell on 0452 258 642.*

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.