

7/3 Garden Street, Cannington, WA 6107

CENTURY 21

Unit For Sale

Friday, 19 January 2024

7/3 Garden Street, Cannington, WA 6107

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 227 m2

Type: Unit



Danny Sharrett
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From \$475,000

Step into modern bliss at 7/3 Garden Street, Cannington – an inviting 3-bed, 2-bath freestanding villa that's not just a home; it's a lifestyle upgrade in the heart of Cannington. Built in 2002 and recently repainted throughout, this chic single-level villa is your family's haven to relax in comfort and convenience. The sunlit living area has been recently re-tiled and seamlessly connects to the dining space, creating a welcoming ambiance. The kitchen is the heart of this modern home and comes fully equipped with a gas cooking, a time-saving dishwasher, and a generous pantry for your kitchen goodies. Step out through the glass sliding door in the dining room to the paved alfresco, your private outdoor retreat. Let's dive into the bedrooms – the master suite and bedroom 2 both boast contemporary wood-look flooring, whilst the main bedroom enjoys access to a renovated ensuite, reverse cycle air conditioning, and a sliding robe. The secondary bedrooms aren't lacking either, with built-in robes and ceiling fans. The central bathroom, with its separate bath and shower recess, ensures family harmony. Here's the rundown on features:

- Recently painted throughout in modern, neutral tones.
- Open-plan living, a forward-facing lounge, and a dining area to the rear.
- Kitchen with gas cooking, dishwasher, and a spacious pantry.
- Master bedroom with fresh decor, renovated ensuite, air conditioner, and a sliding robe.
- Built-in robes and ceiling fans in the secondary bedrooms.
- Family bathroom with shower recess and a separate bath – perfect for those long, relaxing soaks.
- Internal laundry with a bonus second WC and a sliding door to the courtyard – practical and convenient.
- Split system air conditioners in the main living area, master bedroom, and bedroom 3 – keep cool all year round.
- Double garage with sheltered parking behind a sectional door.
- Freestanding villa, no common walls – your own slice of paradise. And let's talk about location – it's a leisurely stroll away from Westfield Carousel, Cannington Showgrounds, and public transport. Convenience? Check! Situated on a low-maintenance 227sqm block, this haven is the epitome of a lock-and-leave lifestyle. With easy access to main roads like Albany Highway, Nicholson Road, Manning Road, and the Roe Highway via the Kenwick Link, you're practically a road trip away from everywhere. Just a hop, skip, and a jump from the Cannington CBD, this spot is surrounded by employment opportunities and retail therapy. Your new home – where comfort meets convenience. Life is good here!

For more information and inspection times contact: Agent: Danny Sharrett Mobile: 0421 088 467

PROPERTY INFORMATION
Council Rates: \$434.53 per qtr
Water Rates: \$274.44 per qtr
Strata Fees: \$306.35 per qtr
Block Size: 227sqm
Living Area: 115sqm approx.
Zoning: R40
Build Year: 2002
Dwelling Type: Villa
Floor Plan: Not Available

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