

**7/52 Grey Street, Cannington, WA 6107**

**House For Sale**

Wednesday, 22 November 2023



7/52 Grey Street, Cannington, WA 6107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 98 m2**

**Type: House**



Kaj Arora

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## Best offers from \$439,000

Welcome to the heart of Cannington! Discover this charming opportunity that's simply too good to pass up. Nestled in a tranquil cul-de-sac, it's a haven close to all conveniences. With a well-thought-out floor plan and an expansive living space, this residence caters to professionals, first-time homebuyers, and savvy investors alike. This impeccably maintained and renovated property is in prime condition, poised for the next chapter in the savvy real estate investor's portfolio.

**THE LIFESTYLE THAT AWAITS YOU:**

- Just a short stroll from Westfield Carousel Shopping Centre and the train station
- 10-minute drive to Curtin University and roughly 20 minutes to Perth CBD

**THE PROPERTY FEATURES TO LOVE :**

- A stylishly renovated kitchen seamlessly blending style and functionality including your dishwasher, rangehood & oven
- Well-crafted built-in wardrobes in all bedrooms
- Sunlit living and dining areas create a warm and inviting atmosphere
- A low-maintenance garden ensures outdoor spaces are a delight to maintain
- The fully fenced backyard provides both privacy and security
- An additional storage compartment caters to all your storage needs
- Split-system air conditioners
- Solar Panels grid
- Alarm system and state of art CCTV with 24/7 remote access

Enjoy seamless access to public transportation, simplifying your daily commute. Rental yield is roughly at 5.8%. (Indicative Only). To schedule a private inspection or gather more information, please reach out to Kajall Arora at 0404 368 148. Your dream home adventure begins here!

**Disclaimer:** This information is provided for advertising and marketing purposes only. While believed to be accurate, neither the Agent nor the client nor employees of both guarantee its accuracy and accept no responsibility for actions taken or reliance placed upon this document. Interested parties are advised to make independent inquiries and rely on personal judgment to satisfy themselves in all respects.

**Strata fees:** Approximately \$480 per quarter  
**Council Rates:** Approximately \$1653 per annum  
**Water Rates:** Approximately \$1200 per annum