

# 72 Henry Street, East Cannington, WA 6107

THE AGENCY

## House For Sale

Friday, 14 June 2024

72 Henry Street, East Cannington, WA 6107

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 487 m<sup>2</sup>

Type: House



Tom Mischak

## | UNDER OFFER - MULTIPLE OFFERS |

Tom Miszczak from The Agency has the absolute pleasure of bringing one of the area's finest examples of Australian homes to the market. Featuring 4 bedrooms, multiple living areas and a fully secure block, you'll be able to use all of the 487sqm of land available to you. The bonus to this is the R40 zoning giving you the future development potential (STCA) in a dynamic position just 10km from the Perth City. Lovingly crafted and maintained by the current owners, you'll be able to step straight in and enjoy this stunning residence and warmth that it will bring to you and your family. Rental estimate : \$700 to \$750 per week Features include:- 4 Bedrooms- 1 Bathroom- 2 Toilets- 2+ Car Parking- 487sqm Secure Lot- Reverse Cycle Air-Conditioning- 2nd Storey Living and 4th Bedroom- Fireplace- Solar Panel System- Electric Front Gates- Artificial Lawn- Studio/Workshop/Bar- Renovated Laundry and Powder Room- Upgraded Kitchen and Bathroom- Gas Cooking- Dishwasher- Council Rates approx \$1670 pa- Water Rates approx \$1000 pa Perfect for families or lovers of quality built properties, this home offers ample living space with a cozy and warm atmosphere. The home has undergone continued upgrades with the current owners creating a loving residence with established gardens and a flexible and unique floorplan. East Cannington is a suburb known for its community spirit and convenient amenities. You'll find several parks and recreational areas nearby as well as ample public transport options including the upgrades to the trainline making commuting a breeze, connecting you easily to the wider Perth area. There is also ample shopping with Westfield Carousel and schools nearby with Gibbs Street Primary School and St. Norbert College just a few minutes away. This property represents an excellent opportunity to secure a home in a desirable location at an unbeatable price point. Don't miss out on making this charming house your new home. Contact your REIWA award winning agent today - Tom Miszczak 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.