

8/11 Canning Avenue, Mount Pleasant, WA 6153



Villa For Sale

Saturday, 13 April 2024

8/11 Canning Avenue, Mount Pleasant, WA 6153

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Paul Evensen
0893883911

SET DATE SALE - All Offers by 6:00pm, Wed 8 May

**** 1st HOME OPEN THISSAT 27 APR! **SET DATE SALE - All Offers Presented @ 6:00pm Wed 8 May (unless sold prior).** This fabulous villa is perfectly positioned in a modest, well-maintained group and is just metres to the beautiful Canning River. With gorgeous hard wood timber flooring, a large open family/dining and a stunning, gleaming white kitchen, this super smart, neat and tidy villa has all the "I wants!" What we love :- Generous size open plan family/dining with A/C- Sparkling, updated & well-appointed kitchen directly overlooks alfresco and backyard- Great size master bed with built-in-robos, A/C and sunny, private courtyard- Bed 2 with built-in-robos & A/C and looks directly out to garden- Premium, easy care hardwood timber flooring- Large, updated bathroom with soaring ceilings- Extra-large alfresco with fantastic grassed backyard- Single fully enclosed carport with garage door- Easy care gardens Additional features:- Grassed backyard perfect for children- Solar hot water system- x3 split system A/C units- Separate laundry- Shed What to know:- Optional Mount Pleasant/Brentwood Primary School & Applecross High School catchment- Just minutes' walk to Canning River with extensive cycling & walking paths- Easy walk to Cranford Ave shops with IGA & cafe Outgoings: Strata levies: \$680.00/Quarter Reserve levy: \$15.00/Quarter Council rates: \$1,688.97/pa (approx.) Water rates: \$1,085.78/pa (approx.) Looking to downsize, a low fuss investment or a fabulous entry point into the blue chip Mount Pleasant property market? This 2 bed villa is an absolute winner and is sure to generate strong interest - be sure to be the 1st to view! SET DATE SALE - All Offers Presented @ 6:00pm Wednesday 8 May, 2024 unless sold prior. For further details Paul Evensen 0439 923 844 pevensen@realmark.com.au.