

**9/312 Railway Parade, East Cannington, WA 6107**



**Apartment For Sale**

Friday, 3 May 2024

9/312 Railway Parade, East Cannington, WA 6107

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Craig Goodridge  
0892707200

**From \$289,000**

With easy access to Westfield Carousel Shopping Centre, public transport, Vic Park and Curtin University, this beautifully presented one-bedroom, one-bathroom apartment offers a fantastic lifestyle. With no work required, you'll have plenty of opportunities to enjoy the convenience of this location and the many nearby cafes, bars, shops and nearby Canning River. Featuring open plan living, as soon as you enter, your eye is immediately drawn to the spacious balcony under the main roof, further expanding your living and entertaining space as there's plenty of room for hosting BBQs. The light and airy décor is further enhanced by a spacious floorplan, timber flooring and a well-appointed bathroom and kitchen. Features • One-bedroom • Spacious open plan living and dining leading to alfresco dining • Generous and private balcony under the main roof • Well-appointed kitchen with plenty of storage, dual sinks and stainless-steel appliances, including a gas cooktop, separate oven and a dishwasher • Integrated laundry/bathroom • Ceiling fan in the bedroom • Reverse-cycle air-conditioning in the living room • Sunny top-floor apartment in a well-maintained complex • 2015 brick and iron construction • 61sqm apartment • Water Rates: \$1014 approx. • Council Rates: \$1700.00 approx. • Strata Levies: \$474.40 pqr. (\$385.50 admin per qtr. + \$88.90 sinking fund per qtr.) • Currently leased at \$350 per week on periodical tenancy Situated on the top floor of this double-storey apartment block, you'll love the sunny aspect, not to mention the convenience of the short walk to the Cannington and Queens Park Train Stations, bus routes, several parks, Cannington Leisureplex, local shops and cafes. You have easy access to main arterial roads, including Welshpool Road, Leach Highway and Albany Highway taking you pretty much anywhere you need to go in the metropolitan area and the nearby Perth hills. This charming apartment is perfect for investors, first-home buyers, university students and FIFO workers as you're just 10 minutes away from the airport. Buy today reap the rewards tomorrow. By appointment only, call me today to view!