

**9 Gibbs Street, East Cannington, WA 6107**



**Sold House**

Wednesday, 25 October 2023

9 Gibbs Street, East Cannington, WA 6107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 325 m2**

**Type: House**



Seulyn Wong

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## Contact agent

If you are looking for a low-maintenance and easy-living property in one of Perth's fastest-growing suburbs, then look no further than this well-sized and strategically located residence in East Cannington. The home has three generously sized bedrooms, a lounge, two modern bathrooms, a spacious open-plan kitchen, dining and living area, good quality fixtures and fittings throughout, paved alfresco area, ducted evaporative air conditioning, and secure street front double lock up garage. The strata-titled home does not share a common wall, and there are no strata fees. This property is perfect for savvy investors, first-home buyers, small families or downsizers. The property boasts a range of features that make it stand out above the others. The kitchen is well-equipped with stainless steel appliances, a pantry and storage spaces. The master bedroom has a walk-in robe while bedrooms 2 and 3 each have a large, 2-door wardrobe. In addition to the evaporative air-conditioning, there is a ceiling fan in every bedroom, plus the dining area, living area, and lounge. The outdoor alfresco area is paved and low-maintenance. This is a perfect sanctuary for those who are looking for an easy and cosy living. This property offers unbeatable convenience. It is situated 200m from the Cannington train station, a short distance to Westfield Carousel Shopping Centre, Cannington Leisureplex, Curtin University and a multitude of other amenities. With excellent transportation connections via trains or buses and easy access to major roads and freeways, this property is perfect for those who want to be connected to the rest of Perth. The property should secure a rental of \$550-600 per week. Be quick to discover this quality home by connecting with your Real Estate Agent Seulyng Wong today.

**Features**  
Presentable 3X2X2 home in a quiet neighbourhood  
Welcoming lounge area  
Open-plan kitchen and dining space  
Kitchen with stainless steel appliances, pantry and storage spaces  
Three generously sized bedrooms, each has a built-in robe and ceiling fans  
Master bedroom with robe and ensuite bathroom  
Paved alfresco area plus backyard with lawn  
Two bathrooms  
Separate toilet  
Good size laundry room with excess to the outside  
Street-front double garage with remote control  
Excellent public transportation connections either by trains or buses  
Good access to major roads and freeways  
Ideal for investors, first-time homebuyers, small families or downsizers

**Distances:**  
200 m to Cannington Train Station  
1.5 Km to Westfield Carousel Shopping Centre  
1 Km to Cannington Leisureplex  
6.5 Km to Curtin University  
12 Km to Perth City  
5 Km to Perth International Airport  
9 Km to Crown Leisure Complex

**Council Rates:** approx. \$1700 pa  
**Water Rates:** approx. \$ 820 pa  
**Land size** 325 sqm  
**Built** 2005

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