

**11/32 Mason St, Cannington, WA, 6107**



**Apartment For Sale**

Friday, 16 August 2024

11/32 Mason St, Cannington, WA, 6107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Christy Sajan  
0400848096

## **Ideally Located 3-Bedroom, 2-Bathroom Unit Near Canning River and Amenities!!**

Discover this conveniently located 3-bedroom, 2-bathroom unit, ideally positioned for comfort and ease. Located on the first floor of a secure apartment complex, this home offers a perfect blend of comfort and accessibility, with Westfield Carousel Shopping Centre, Albany Highway, Canning River, parks, and public transportation all just moments away.

As you step inside, you'll be greeted by a welcoming front living area featuring carpet flooring, a split system air conditioner, and a gas outlet for added warmth. Large windows overlook open spaces, filling the room with natural light. The kitchen is well-appointed with tile flooring, a 4-burner gas cooktop, double sink, built-in pantry, ample cabinets, and a built-in oven. A built-in linen closet provides additional storage.

The master bedroom is a serene retreat with carpet flooring, a walk-in closet, and a split system air conditioner. Its ensuite bathroom includes a toilet for added privacy. The second and third bedrooms also feature carpet flooring and built-in wardrobes.

The main bathroom, designed for convenience, includes a shower and combines with the laundry area. A separate toilet ensures functional living for all occupants.

For your convenience, the unit includes two carports and benefits from a security screen door for peace of mind. Enjoy low-maintenance living in a prime location with all the amenities you need right at your doorstep.

### **PROPERTY PARTICULARS:**

- Build Year: 2004
- Council Rates: Approx \$2,000pa
- Water Rates: Approx \$900pa
- Rental Appraisal: \$600-\$650p/w
- Strata Fee: Admin \$514.71/q, Reserve \$294.12/q
- Tenanted til August 2024

Contact Gidae Song and Christy Sajan to make your enquiries:

### **Disclaimer:**

The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.