

310/17 Pattie Street, Cannington, WA 6107



Apartment For Sale

Monday, 8 July 2024

310/17 Pattie Street, Cannington, WA 6107

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Edward Lim
0894737777

OFFERS Over MID \$400K's

Proudly presented by Edward Lim. Step into luxury living in the heart of Cannington! This stunning residence boasts designer touches and contemporary finishes, offering the ultimate in modern comfort and convenience. Upon arrival, you'll be captivated by the spacious open-plan layout, seamlessly connecting the living, dining, and kitchen areas. Step out onto the undercover balcony and embrace indoor-outdoor living at its finest. The kitchen is a masterpiece of functionality and style, perfect for unleashing your culinary creativity while entertaining guests. Two generously sized bedrooms feature built-in robes, ensuring ample storage space. The expansive bathroom is a retreat in itself, featuring a spacious farmhouse-style basin, shower, built-in toilet, and laundry area. With reverse-cycle air conditioning, secure parking, and a storeroom, every detail has been thoughtfully considered to enhance your comfort and convenience. But it's the location that truly sets this residence apart. Cannington is undergoing a vibrant transformation, with a burgeoning retail and dining scene just moments away. Enjoy easy access to pedestrian spaces, bike lanes, and top-notch public transportation options, including direct buses to Curtin University and Cannington Train Station within walking distance. Experience the epitome of modern living in this prime location, welcome home!

The Property & What We Love?! * Built Year: 2021 | Near NEW! * Build Up Area: 115m² (including Living: 60m², Balcony: 38m², Storage: 4m², Car Bay: 13m²) * Outstanding Location with Fantastic Lifestyle! * Spacious & Well Proportioned * Open-Plan Kitchen, Dining & Living Area * Large private balcony * Reverse Cycle Air Conditioning Split System * Easy access to nearby public transport * A minute's walk to Westfield Carousel * Private, Low Maintenance & Secure * Secure storage * Estimated rental: \$530 - \$550/week, Ka-Ching! Outgoings: * Council Rates: app. \$1,700.21 (FY 2023 - 2024) * Water Rates: app. \$1,058.79 (FY 2022 - 2023) * Strata Levies: app. \$714.40/q (which includes General Admin Fund: \$412.07/q, Reserve Fund: \$140.33/q & Residential Admin Fund \$162.00/q) Currently leased to reliable tenants for \$360/wk until 7/3/25 (rent review pending) with attractive Attractive Government Incentives (NRAS | National Rental Affordability Scheme) available till 2026. For more information or to view this property, please call or text Edward Lim on 0408 929 655. ** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. **