

**16A Stockman Way, Cannington, WA 6107**



**House For Sale**

Monday, 8 July 2024

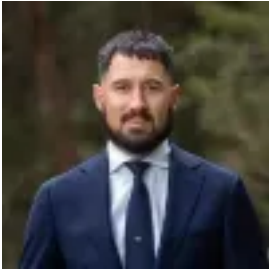
16A Stockman Way, Cannington, WA 6107

**Bedrooms: 4**

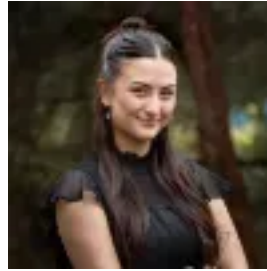
**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Cameron Smart  
0862536500



Eboni Freight  
0862536500

## Auction

Built in 2006, this spacious home offers a blend of modern convenience and comfortable living. The master bedroom comes complete with walk-in robes and a private ensuite, providing a luxurious retreat. Three additional bedrooms are equipped with built-in robes. The main bathroom features a semi-ensuite layout with a separate WC for added convenience. The heart of the home is the expansive open-plan living, dining, and kitchen area, perfect for family gatherings and entertaining. The kitchen is well-appointed with a gas stove top, double sink, and a pantry, making meal preparation a breeze. An additional living space or study offers flexibility for various needs, whether it be a home office, playroom, or a quiet retreat. Plus, a separate laundry room adds to the practicality of the home. Outdoor living is enhanced by a welcoming entertaining area, ideal for alfresco dining and relaxation. A garden shed provides additional storage, and the double garage with shoppers entry offers secure parking and easy access to the home. Situated on a block size of approximately 362m<sup>2</sup> (approx.) and 151m<sup>2</sup> (approx.) of living, this property is well-suited for families seeking a comfortable and functional living space in Cannington.

**Auction Conditions:**

- 10% deposit at the fall of the hammer
- Unconditional buyers only (no subject to finance bidding)
- 30 day settlement from auction day

The property is being sold on an "as is" basis

**Property Features:**

- 2006 build
- Master bedroom with walk in robes and ensuite
- Three additional bedrooms with built in robes
- Semi ensuite main bathroom with separate WC
- Spacious open plan living, dining and kitchen area
- Additional living space or study
- Kitchen features gas stove top, double sink and pantry
- Separate laundry room
- Outdoor entertaining area
- Garden shed
- Double garage with shoppers entry

**Block Size:** 362m<sup>2</sup> (approx.)

**Floor Area:** 151m<sup>2</sup> (approx.)

**What's Nearby:**

- 500m to Charles Treasure Park (approx.)
- 700m to Hambley's Supa IGA (approx.)
- 1.1km to St Norbert College (approx.)
- 2.9km to Sevenoaks Senior College (approx.)
- 2.7kms to Westfield Carousel (approx.)
- 4.3kms to Curtin University (approx.)
- 9.6kms to Perth Airport (approx.)
- 10.5kms to Perth CBD (approx.)

To receive the information pack, including a digital link to download all related documents including the title, rates information, auction contract or to register prior to the auction, please send through your enquiry today. Alternatively you can call or text Cameron Smart on 0411 598 969 to receive the link via SMS.

**\*\*Disclaimer:** Ray White Cannington have in preparing this advert, used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries with the relevant authorities to verify the information contained in this advert.\*\*