

# 2 Tarun Court, Cannington, WA 6107



## Sold House

Friday, 3 November 2023

2 Tarun Court, Cannington, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 685 m2**

**Type: House**



Mahi Masud  
0861549957

**\$645,000**

Smart Realty is pleased to present For Sale 2 Tarun Court in Cannington! This fabulous 3 x 1 property is situated in the sought-after suburb of Cannington, with close proximity to Westfield Carousel shopping centre, Cannington train station, Curtin University & just a short 15-minute drive to the CBD. This modern and fresh family home has a total of 3 bedrooms and 1 bathroom. There is a large kitchen which is fully equipped with modern appliances. The kitchen and dining area is light, airy and open plan, with beautiful polished floorboards throughout. There is a separate airconditioned lounge area. The bathroom has recently been renovated and has plenty of space for all the family. The large bedrooms all feature built in robes for plenty of storage. Out the back of the property is a generously sized, fully fenced backyard area which is fully paved. There is a decent sized shed on the property and an enclosed double garage to keep your vehicles secure. This home would be perfect for the savvy investor, first home buyer or small family looking to be close to all of the essentials. Features Include: - Prime Cannington location close to Curtin Uni - 3 x 1 family home - Open plan kitchen and dining area - Air-conditioned lounge room - 3 bedrooms all with built in robes for storage - Fully fenced low maintenance rear garden - Double garage for secure parking

**Important Information**  
Council Rates: Approx \$1649 per annum  
Water Rates: \$1102.55 per annum  
Rental Appraisal: Estimated Rent Range - \$500 - \$700 per week  
Currently tenanted until Aug 2024 at \$520 per week  
Land Size: 685 sqm  
Building Size: 95 sqm  
Zoning: R60 - Centre Zoned

**The Location**  
Primary Schools close to the home:- St Joseph's School - 600m from home- St Norbert College - 770m from home- Queens Park Primary School - 1500m from home  
High Schools close to the home:- St Norbert College - 770m from home- Cannington Community College - 810m from home- Australian Islamic College - 3000m from home

This well presented home in a fabulous location surely won't last long in this market! For more information or to make an offer so you don't miss out - contact Mahi Masud on 0449 608 412.