

10/47 Carden Dr, Cannington, WA, 6107



Apartment For Sale

Tuesday, 3 September 2024

10/47 Carden Dr, Cannington, WA, 6107

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Jarrad Mahon
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Discover the ideal combination of modern living and investment potential with this 2 bedroom, 2 bathroom apartment, just minutes from Cannington's vibrant center.

The home opens into an inviting open plan living room, dining area, and kitchen, designed for seamless everyday living and effortless entertaining. The kitchen, fitted with premium stainless steel appliances, a range hood, ample cabinetry, and a dishwasher, is ready to handle all your culinary adventures.

The layout leads to two well-proportioned bedrooms, each featuring built-in double robes and their own bathrooms for maximum convenience. The apartment boasts high ceilings, abundant natural light, and split system air conditioning in both the living area and bedrooms, ensuring a pleasant living environment year-round.

Step out onto your wrap around balcony, accessible from the living area and both bedrooms, where you can relax and enjoy the surroundings in the Spring sun. Additional features include a secure car bay with a storeroom and secure entry with lift and stair access, offering both convenience and peace of mind.

Positioned near Westfield Carousel Shopping Centre and Cannington Community College, this apartment is an excellent choice for home buyers and investors alike. With nearby restaurants, cafes, and easy access to the Perth CBD, it provides a vibrant and convenient lifestyle.

Features:

- 2 good sized bedrooms, each with split system AC and double robes.
- 2 well appointed bathrooms with glass screens.
- Open plan kitchen, dining, and living areas.
- Split system air conditioning in the living area.
- Kitchen with premium stainless steel appliances, a range hood, ample -cabinetry, and a dishwasher
- Laundry cupboard.
- High ceilings and abundant natural light.
- Wrap around balcony accessible from the living area and both bedrooms
- 1 car bay with storeroom
- Secure entry with lift and stair access

Other details:

- Currently rented at \$535pw until 6/10/24, with expected market rent of \$620pw.
- 97 sqm of total floor area, 65sqm of internal living, built in 2015
- Water rates of \$1129pa, council rates of \$1703pa.
- Strata fees of \$655pq admin and \$95pq reserve.

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