

**16/4 Canham Way, Orelia, WA, 6167**



**Unit For Sale**

Friday, 16 August 2024

16/4 Canham Way, Orelia, WA, 6167

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## INVEST OR NEST

16/4 Canham Way, Orelia, Kwinana

This charming 2-bedroom, 1-study and 1-bathroom second storey flat offers an excellent investment opportunity or a cozy home in a sought-after area of Kwinana. Situated in a well-maintained complex, this property provides both comfort and convenience.

### Features:

- Spacious Living: The flat features two generously sized bedrooms and a well-appointed bathroom, making it ideal for small families or professionals.
- Secure Parking: Enjoy the peace of mind that comes with secure parking facilities.
- Community Amenities: Take advantage of the shared pool, perfect for relaxation and socializing with neighbors.
- Proximity: The property is conveniently located near parks, schools, and shops, ensuring that everything you need is within easy reach.
- Investment Opportunity: Currently tenanted until February 2025 at \$367.50 per week, offering a steady rental income.

### Additional Details:

- Strata/admin fee: \$800 approx. pq.
- The property is leased until February 2025

This flat is not only a great investment but also a comfortable place to call home. Don't miss out on this fantastic opportunity. Contact us today to arrange a viewing or for more information!

Contact Rowade on 0450019692 for more information.