

# Unit 8/37 Oman Pass, Canning Vale, WA 6155



## Sold Villa

Thursday, 5 October 2023

Unit 8/37 Oman Pass, Canning Vale, WA 6155

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 194 m2

Type: Villa



Victor Paz

0894579955

## Contact agent

This lovely, three bedroom and two bathroom villa in Canning Vale is perfect for a small family or investor. Located on a nice and quiet street with lovely parks within walking distance. There are two primary schools located close by and Livingston Shopping Centre is a short drive down the road, (approx. 3km). This practical, survey-strata home, offers a generously sized, open plan living area with a split system, reverse cycle air conditioner. The kitchen includes gas cooking and plenty of cupboard space. The three bedrooms are each carpeted and include built in robes. The main bedroom enjoys its privacy to the front of the home with its own en-suite and W/C, while the main bathroom has a bathtub and shower combined as well as a W/C. Features Include:- Survey-Strata - Split System Air-conditioning- gas cooking in kitchen- Ensuite and bathroom both with W/C- Double lock up garage- Strata Fees: Approx. \$409.85 per quarter- Water Rates: Approx. \$259.67 per quarter Contact Victor Paz on 0413 644 202 for the opportunity to make this home yours! \*The property is currently tenanted.