

**2/12 Arthur Street, Cannington, WA 6107**



**Villa For Sale**

Wednesday, 26 June 2024

2/12 Arthur Street, Cannington, WA 6107

**Bedrooms: 3**

**Bathrooms: 2**

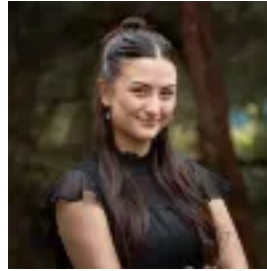
**Parkings: 2**

**Area: 105 m2**

**Type: Villa**



Cameron Smart  
0862536500



Eboni Freight  
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## Offers

Introducing 2/12 Arthur Street, Cannington, offering both comfort and convenience for savvy investors or homebuyers seeking a secure rental income. This 2005-built villa is already tenanted with a fixed-term lease generating \$610 per week until 07/11/2024, providing immediate return on investment. Step inside to find a well-designed floor plan featuring three generously sized bedrooms. The master suite boasts a built-in robe (BIR), ceiling fan, split system air conditioning, and an ensuite for added privacy. The second bedroom, also with a BIR and ceiling fan, benefits from a semi-ensuite bathroom, enhancing functionality and ease. The third bedroom, equipped with a BIR and ceiling fan, continues the theme of comfort and convenience found throughout the home. The heart of the home is the open plan family, meals, and kitchen area, where another split system unit ensures year-round comfort. The U-shaped kitchen is a culinary delight with a gas stove top, double sink, and ample storage space, making meal preparation a breeze. A separate living room provides an additional area for relaxation and entertainment. Practical features include a separate laundry room, ducted air conditioning throughout, and a security alarm system, ensuring peace of mind and comfort. Outside, the property boasts a charming patio area perfect for outdoor entertaining and a double carport coupled with an additional storage room to keep your belongings secure and organised. Located in the vibrant community of Cannington, this property is not just a house but a place to call home. Don't miss out on this remarkable investment opportunity and experience all that 2/12 Arthur Street has to offer!

**Property Features:**

- Currently tenanted on a fixed term lease until 07/11/2024 for \$610 per week
- Master bedroom with BIR, ceiling fan, split system and ensuite
- 2nd bedroom with BIR, ceiling fan and semi ensuite bathroom
- 3rd bedroom with BIR and ceiling fan
- Open plan family, meals and kitchen area with split system
- Separate living room
- U-shaped kitchen with gas stove top, double sink and plenty of storage
- Separate laundry room
- Ducted air conditioning throughout
- Security alarm
- Patio outdoor entertaining area
- Double carport
- Storage room

**2005 build**

**What's Nearby:**

- 1.5kms to Westfield Carousel
- 2.1kms to Sevenoaks Senior College
- 2.8kms to Gibbs Street Primary School
- 4.4kms to Mills Park
- 5.8kms to Curtin University
- 12kms to Perth Airport
- 13kms to Perth CBD
- Accessibility to Albany, Leach and Roe Highways as well as Welshpool Road

To receive further information including the Price Guide, Rates Information, Certificate of Title and Strata Disclosure Documents, please give Cameron Smart a call on 0411 598 969 or send through your enquiry today! \*\*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.\*\*