

# 7/73 Station Street, Cannington, WA 6107



## Villa For Sale

Wednesday, 3 July 2024

7/73 Station Street, Cannington, WA 6107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 221 m2**

**Type: Villa**



Tris Ang

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## Fr \$649k- Convenient Living!

Assure Property Group is proud to present this villa in Top Locale Cannington. For smart homebuyers, look forward to a pleasant and comfortable life in Cannington where you're surrounded by quality amenities, entertainment and food. For investors, rest assured that this property will always have willing tenants due to the property's convenience. Rental is estimated at approx. \$820/wk in this area for this property type.

**THE PROPERTY:** A generous villa offering 3 bedrooms and 2 bathrooms ensuring happiness to a family who lives here. Entering the house, you'll be instantly welcomed to your garage on your right and a spacious living space. With precise tilings, make your life automatically easier by easy cleaning whenever you need and want to. Carpeted bedrooms only add extra cosiness to provide a relaxing private retreat for its occupants. With split system A/Cs, customise the temperature to your needs and wants whenever you wish. The nicely spaced backyard making it easy to care for and also providing you the option to host gatherings only adds value to this home.

**LOCATION:** Cannington, ever popular, is centrally located to a lot of amenities. Only a quick stop away from Albany Hwy, this property is a short drive or enjoyable walk to Carousel Shopping Centre and the Albany Hwy Commercial area. All your daytime trips and night adventures are all nearby and sorted for you! Nearby you will find shops, schools, gyms, lifestyle, medical and a range of other amenities allowing you to live a very central and convenient lifestyle. Public transport via buses on Albany Hwy are a short walk, providing transport to Perth City and access to the whole of Perth! This includes close proximity major arterial links such as Albany Hwy, Kenwick Link, Nicholson Rd, Roe Hwy, William St, Spencer Rd and Leach Hwy!

**FEATURES INCLUDE:-** Spacious & carpeted bedrooms for extra cosiness in the home- Master bedroom with ensuite- Split system A/Cs to suit your temperature preferences- Spacious patio to host barbeques or mini gatherings- Convenient lounge connecting with the kitchen simplifying accessibility throughout the home- Kitchen with plenty of cupboards and storage for your cooking and storing needs- Large benchtop in kitchen to suit your cooking needs- Bathroom with comfortably sized shower- Reasonably sized laundry room to ensure you don't feel cramped while doing your laundry

**TOP LOCALE:** \*\* Perth Airport (11.2km) \*\* Perth CBD (12.1km)

**Lifestyle & Amenities:-** Beckenham Train Station (900m)- Cannington Leisureplex (1.3km)- Pot Black (2.8km)- Bentley Health Service (3km)

**Shops:-** Albany Hwy Commercial Shopping District (850m)- Bunnings Cannington (900m)- Westfield Carousel (1.1km)- Spudshed Bentley (4.3km)

**Schools & University:-** Sevenoaks Senior College (1.2km)- Wanslea Treasure Island Early Learning (1.2km)- Beckenham Primary School (1.8km)- Busy Bees At Cannington (1.8km)- St Joseph's School (1.9km)- Cannington Community College (2km)- Goodstart Early Learning (2.0km)- Curtin University (6.1km)

Don't wait! Call Tris on 0404 820 888 or email [tris@assureproperty.com.au](mailto:tris@assureproperty.com.au) for further info and inspection. Let us show you just how easy it is for you to secure a high-quality property at today's prices, for tomorrow's living! If you would love a FREE MARKET APPRAISAL WITH FREE MARKETING for your home, please do not hesitate to contact Tris on 0404 820 888.

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