



Unit 16/30 Kenton Way, Calista

## SOLD BY ROY BARRACLOUGH

YOUR FIRST NEST or INVESTMENT

Ideal Investment Opportunity - Potential lease From \$450.00 p/w

Roy Barracrough from LJ Hooker Kwinana is proud to present this low maintenance family home.

This Brick 2 x 1 x 1 1st FLOOR UNIT that is suitable for a growing family, couples looking for your first home that is situated in a convenient location! this could be the ideal place for your family in a prime position.

### IDEAL LOCATION!

- A short Drive or walk to Kwinana town centre or a drive to Kwinana or Wellard train Station and only 35-minute train ride to Perth CBD & Mandurah

This property is located close to lovely bushland and parks also Quick access to the Kwinana Freeway. &ndash; and a short drive to Kwinana - Shopping Centres that offers Coles &ndash; Woolworth - Chemist warehouse Pharmacy, Plus Fitness & a variety of Take aways and much more &ndash; Also a short drive will brings you to several major other shopping precincts and minute away from Peter

2 1 1

### FOR SALE

Please Call

### AGENTS

Roy Barracrough  
0424 617 370  
roy@ljhkwinana.com.au

### AGENCY

LJ Hooker Kwinana  
(08) 9439 3333

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

Carnley Anglican School and Calista - Medina - Orelia Primary schools or a short drive to Gilmore College.

- Short drive to Kwinana beach - Many parks, BBQ areas, playgrounds and bushland offers multiple walking trails, the and lovely parks are within walking distance or a short drive.

Some of the many Features include:

- low maintenance living, in a perfectly placed location
- Open plan lounge / Kitchen / Dining, With Wood grain laminate flooring
- kitchen with ample storage and benchtop
- lounge with Wall mounted air conditioning unit.
- Or just chillout & relax on your balcony.
- Generous sized bedrooms Master bedroom with built in robe
- 2nd Great sized minor bedrooms.
- Combined bathroom with shower /laundry.
- linen closet
- Under cover parking bay and storage shed
- Communal pool for the summer & gazebo area for BBQs.

For more details or to arrange a viewing, please call or email Roy Barraclough today on 0424 617 370 Call today for a private viewing or attend one of our open days

#### PROPERTY INFORMATION

Water Rates: approximately: \$ 836.69 p/a

Council Rates approximately: \$1,850.00

Strata Fee's approximately: - \$740 p/q

Block Size: 99m2

Dwelling Type: 70m2 Unit

Zoning: Residential

Build Year: 1967

Disclaimer: whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

#### MORE DETAILS

Property ID                    1K7BGQ5  
Property Type                Unit

**Roy Barraclough 0424 617 370**

Sales Consultant | [roy@ljhkwinana.com.au](mailto:roy@ljhkwinana.com.au)

**LJ Hooker Kwinana (08) 9439 3333**

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