







Cannington, 310/17 Pattie Street

CONTEMPORARY LIVING!

2 1 1

For Sale
OFFERS Over MID $400K's

View
ljhooker.com.au/5ET9FFB

Contact
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** To access more information regarding the property & to make an online offer, kindly go to https://prop.ps/l/bFi6As3YclSG **

Proudly presented by Edward Lim.

Step into luxury living in the heart of Cannington! This stunning residence boasts designer touches and contemporary finishes, offering the ultimate in modern comfort and convenience.

Upon arrival, you'll be captivated by the spacious open-plan layout, seamlessly connecting the living, dining, and kitchen areas. Step out onto the undercover balcony and embrace indoor-outdoor living at its finest.

The kitchen is a masterpiece of functionality and style, perfect for unleashing your culinary

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creativity while entertaining guests. Two generously sized bedrooms feature built-in robes, ensuring ample storage space. The expansive bathroom is a retreat in itself, featuring a spacious farmhouse-style basin, shower, built-in toilet, and laundry area.

With reverse-cycle air conditioning, secure parking, and a storeroom, every detail has been thoughtfully considered to enhance your comfort and convenience.

But it's the location that truly sets this residence apart. Cannington is undergoing a vibrant transformation, with a burgeoning retail and dining scene just moments away. Enjoy easy access to pedestrian spaces, bike lanes, and top-notch public transportation options, including direct buses to Curtin University and Cannington Train Station within walking distance.

Experience the epitome of modern living in this prime location, welcome home!

The Property & What We Love?!
* Built Year: 2021 | Near NEW!
* Build Up Area: 115m2
(including Living: 60m2, Balcony: 38m2, Storage: 4m2, Car Bay: 13m2)
* Outstanding Location with Fantastic Lifestyle!
* Spacious & Well Proportioned
* Open-Plan Kitchen, Dining & Living Area
* Large private balcony
* Reverse Cycle Air Conditioning Split System
* Easy access to nearby public transport
* A minute's walk to Westfield Carousel
* Private, Low Maintenance & Secure
* Secure storage
* Estimated rental: $530 - $550/week, Ka-Ching!

Outgoings:
* Council Rates: app. $1,700.21 (FY 2023 - 2024)
* Water Rates: app. $1,058.79 (FY 2022 - 2023)
* Strata Levies: app. $714.40/q (which includes General Admin Fund: $412.07/q, Reserve Fund: $140.33/q & Residential Admin Fund $162.00/q)

Currently leased to reliable tenants for $392.80/wk until 7/3/25 with attractive Attractive Government Incentives (NRAS | National Rental Affordability Scheme) available till 2026. For more information or to view this property, please call or text Edward Lim on 0408 929 655.

** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**

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More About this Property

Property ID	5ET9FFB
Property Type	Apartment
Including	Air Conditioning Toilets (1) Balcony Built-in-Robes Secure Parking

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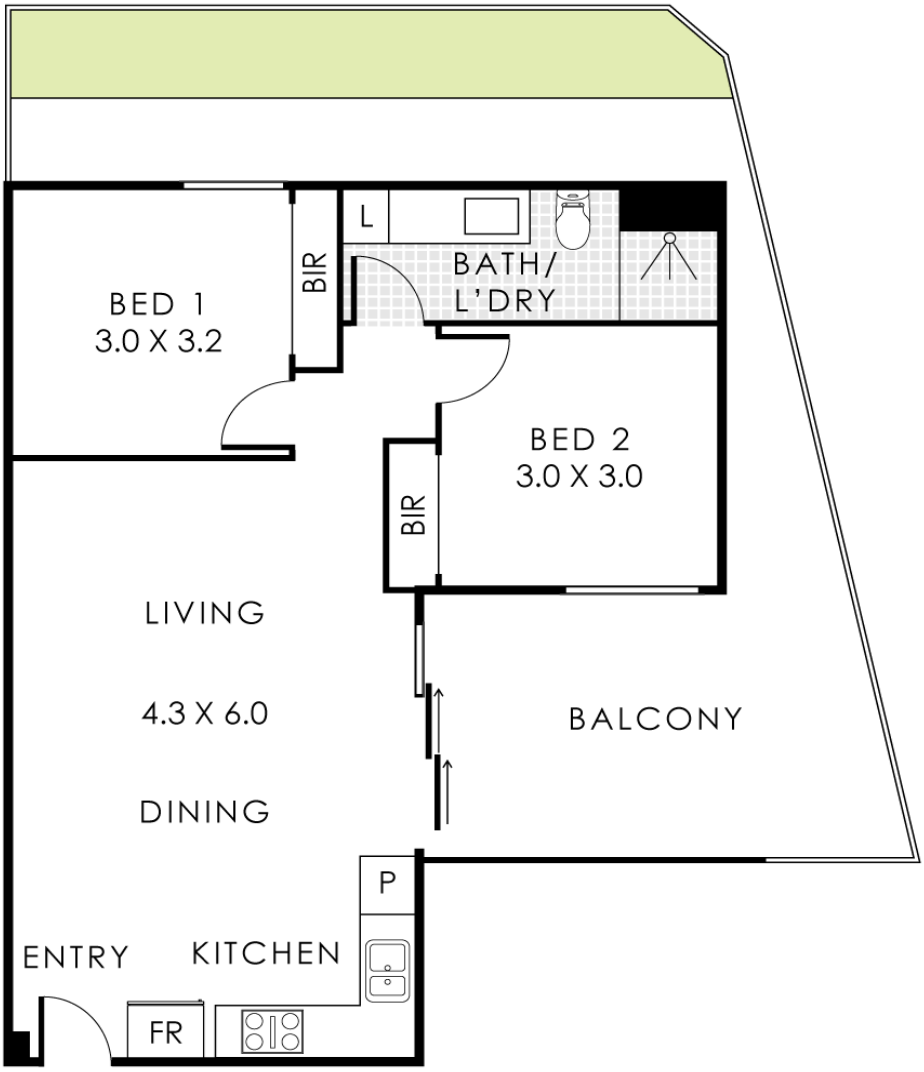

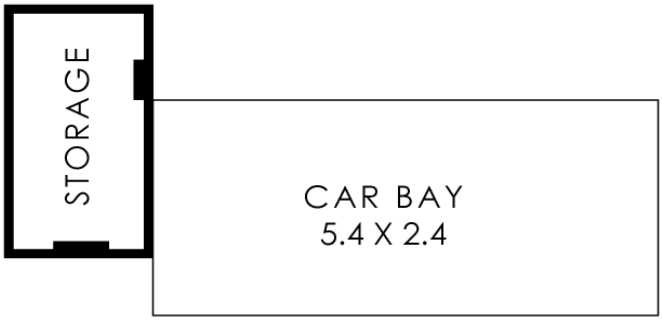

(NOT ACTUAL LOCATION)

310/17 Pattie Street, Cannington

Residence 60m² | Balcony 38m² | Car Bay 13m² | Storage 4m²

Total Area 115m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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