







609/18 Cecil Avenue, Cannington

Stylish living with unbeatable convenience

Perfectly positioned directly opposite Westfield Carousel Shopping Centre, this beautifully presented 2-bedroom, 1-bathroom, 1-car apartment offers the ultimate combination of lifestyle, convenience and modern low-maintenance living.
Built in 2017 and impeccably maintained, this stylish residence is perfect for first home buyers, savvy investors and downsizers seeking an exceptional property in one of Cannington's most desirable locations.

Enjoy an unbeatable lifestyle with shopping, cafes, restaurants, cinemas, public transport and everyday amenities literally at your doorstep. With excellent access to Curtin University, Perth CBD, Perth Airport and major transport links, this is a home that truly offers location, comfort and convenience.

Property Features

- Two spacious bedrooms with mirrored built-in robes
- Modern bathroom with quality finishes
- Light-filled open-plan living and dining area
- Contemporary kitchen featuring an electric cooktop, oven and ample cupboard space

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.

2 1 1

FOR SALE
From $575,000

VIEW
Sat 31st Oct @ 12:00PM - 12:30PM

AGENTS
Nitish Ahuja
0403 059 520
nitish@ljhvicpark.com.au

AGENCY
LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

LJ Hooker

- Three split-system air conditioners - one in the living area and one in each bedroom for year-round comfort
- Generous private balcony, perfect for relaxing or entertaining family and friends
- Secure undercover parking for one vehicle
- Private lock-up storage room
- Secure complex with remote-controlled gate and entry
- Built in 2017 with contemporary finishes throughout
- Immaculately maintained and move-in ready
- Internal living area: 63sqm
- Total area: 94sqm (including balcony, car bay and storage)
- Modern looking lift
- Currently tenanted at $690 per week

Outgoings

- Strata Levies: Admin $722.50 per quarter & Reserve $255.00 per quarter approx
- Council Rates: Approximately $1,850 per year approx
- Water Rates: Approximately $1,100 per year approx

From the moment you step inside, you'll appreciate the bright interiors, practical floor-plan and quality finishes that make this apartment feel instantly like home. Offering outstanding value in a highly sought-after location, this is an exceptional opportunity to secure a stylish residence with everything at your fingertips.

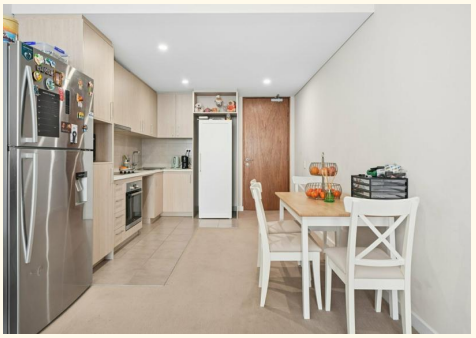
Whether you're looking to move straight in at the end of the current lease or secure an investment with immediate rental returns, this apartment delivers the perfect balance of lifestyle, location and long-term value.

Contact Nitish Ahuja (0403059520) from LJ Hooker Victoria Park

DISCLAIMER: The information contained herein has been provided by sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should make their own enquiries and satisfy themselves in all respects.

MORE DETAILS

Property ID	5H3QFFB
Property Type	Apartment











Nitish Ahuja 0403 059 520
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mo/ mentum
one & two bed apartments

APARTMENT FLOOR PLANS



momentumapartments.com.au

Annexure 3 - Architectural Layout Plan

TYPE 'C'

TWO BEDROOM APARTMENT







2	1	1	1	4m²
BEDROOMS	BATHROOM	BALCONY	STORE AREA (min)	STORE AREA (min)

Apartment No.	407, 507, 607, 707, 807, 409, 509, 609, 709, 809
Apartment Levels	4, 5, 6, 7, 8
Bedroom	2
Bathroom	1
Carbay	1
Store Area (min)	4m²

	Living	Balcony	Total (excluding store & parking)
Architectural Area	68m²	12m²	80m²
Strata Area	63m²	11m²	74m²

**Store areas will be no less than 4 square metres. Some stores are larger than 4 square metres (up to 9 square metres). Buyers should refer to the Strata Plan to determine the store size provided with each apartment.

Prime Location | Quality Design | Modern Living

Disclaimer: All floor plans, areas and measurements are approximate and subject to change. Furniture and plantings are for illustrative purposes only. Prospective purchasers should refer to the contract of sale and strata plan for full details.

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