



## Cannington, 18/16 Grey Street

Cannington Investment Opportunity: Modern 2-Bedroom Apartment Near Carousel & Train Station &ndash; 18/16 Grey Street

Sheenu from LJ Hooker is proud to present this beautiful 2-bedroom, 2-bathroom apartment at 18/16 Grey Street, Cannington. Offering a low-maintenance lifestyle in a vibrant and rapidly developing suburb, this property is perfect for investors or first-time buyers looking for a convenient, stylish, and well-connected home.

Property Features:

- \* Built in 2016 in a complex of approximately 71 apartments.
- \* Open-plan living area with large windows, allowing for an abundance of natural light.
- \* Modern kitchen featuring stainless steel appliances, stone benchtops, ceramic tile splashbacks, and soft-close drawers.
- \* Master bedroom with walk-in robe and ensuite bathroom.



**Disclaimer:** 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.



**For Sale**  
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**Contact**  
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[sheenu.insan@ljhooker.com.au](mailto:sheenu.insan@ljhooker.com.au)

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

- \* Second bedroom with built-in robe and plush carpeting.
- \* Bathrooms with stone-topped vanities and semi-frameless glass showers.
- \* Private balcony, ideal for relaxing or entertaining guests.
- \* Reverse-cycle split-system air conditioning for year-round comfort.
- \* Private storeroom and lockable car parking with remote gate access.

#### Security & Peace of Mind:

- \* Key-locked windows and doors for added security.
- \* CCTV surveillance throughout the complex.
- \* Voice intercom system for enhanced safety.
- \* Two car park entrances controlled by private swipe cards.

#### Location Highlights:

- \* Approximately 5-minute walk to Westfield Carousel Shopping Centre, providing easy access to shopping, dining, and entertainment.
- \* Approximately 600m to Cannington Train Station, offering direct access to public transport.
- \* Curtin University is just approximately 5km away, making this apartment ideal for students and academics.
- \* Cannington Leisureplex, with a gym, pool, sports courts, cafe, and library, is approximately 3 minutes away.
- \* Mills Park is just a 6-minute drive away, offering beautiful outdoor spaces.
- \* Quick access to major roads like Albany Highway, Tonkin Highway, and Roe Highway, with Perth CBD only approximately 20 minutes away and Perth Airport approximately 16 minutes by car.

#### Investment Potential:

- \* Currently tenanted until July 2025, with tenants paying \$525 per week.
- \* Strata Fees: Approximately \$361.68 per quarter (\$344.52 admin fund + \$17.16 reserve fund).
- \* Council Rates: Approximately \$1781.27 per annum.
- \* Water Rates: Approximately \$1082.40 per annum.

This apartment is not only a fantastic opportunity for first-home buyers, but also an exceptional investment, providing immediate rental income. With a secure tenant in place, this property offers a stable cash flow for the next several years.

Experience the ideal combination of comfort and tranquility at 18/16 Grey Street, Cannington. For further details or to schedule a viewing, contact Sheenu at 0456 208 107 or email [sheenu.insan@ljhooker.com.au](mailto:sheenu.insan@ljhooker.com.au).

**Disclaimer:** This advertisement has been created to the best of our knowledge using information provided by the seller. While we strive for accuracy, buyers are encouraged to conduct their own research and inspections to verify the property's details.



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## More About this Property

<b>Property ID</b>	1JXQQQ5
<b>Property Type</b>	House
<b>House Size</b>	69 m2
<b>Land Area</b>	97 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Built-in-Robes Secure Parking

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