



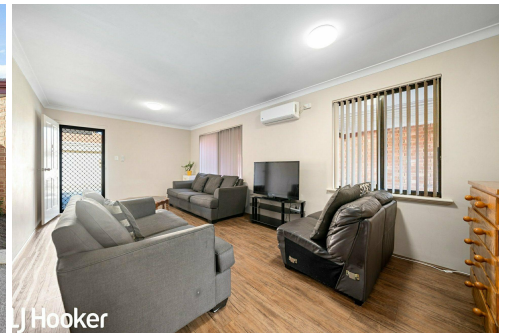
LJ Hooker



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Cannington, 1/12 Kaliamba Court

Cozy 2 Bedroom Villa in Ideal Location



Proudly Presented by Shagun Ahuja of LJ Hooker Victoria Park - Belmont

Welcome to Unit 1, 12 Kaliamba Court, Cannington - a charming 2 bedroom, 1 bathroom villa offering a perfect blend of comfort, convenience, and modern living. Situated in a well-maintained complex of 9, this property is an ideal choice for first-time buyers, downsizers, or savvy investors.

Both Bedrooms are spacious, offering plenty of room for relaxation and rest. Recently renovated Bathroom provides fresh and modern feel and is well located to service both bedrooms. Generously sized living area is perfect for entertaining or simply unwinding after a long day. Enjoy the outdoors in your own good-sized courtyard, ideal for gardening, barbecues, or just soaking up the sun. Single carport for convenient and secure parking.

If you would like to make an offer please copy this url in your web browser and follow the



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

** 5 offers received**

View

ljhooker.com.au/5ET3FFB

Contact

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

prompts

<https://prop.ps//uyg6A7bV9zUW>

Key Features:

- * Good size kitchen with plenty bench space and cabinets
- * Fully renovated Bathroom
- * Separate Laundry
- * Garden shed for storage
- * Located on a quite cul-de-sac
- * Well looked after complex of 9
- * Internal living area - 73sqm
- * Block size - 202 sqm
- * Currently tenanted at \$620 per week until 6th February 2025

Location Highlights:

- * Just a short stroll to Westfield Carousel Shopping Centre, offering a wide range of retail, dining, and entertainment options.
- * Conveniently located near bus stops on Albany Highway, making commuting a breeze.
- * Only a 10-minute drive to Perth Airport, perfect for frequent travellers, and a quick 20-minute drive to the city, ideal for city professionals.

Outgoings:

- * Council Rates - \$1,660.31 per annum
- * Water Rates - \$814.31 per annum
- * Strata Levies - \$387.93 per qtr

This delightful villa presents an excellent opportunity to secure a comfortable and low-maintenance lifestyle in a prime location. Don't miss out on making Unit 1, 12 Kaliamba Court your new home or investment property.

Be sure to attend the next home open and see all that this fantastic property has to offer.

Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers are encouraged to conduct their own due diligence.



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More About this Property

Property ID	5ET3FFB
Property Type	Villa
Land Area	202 m ²

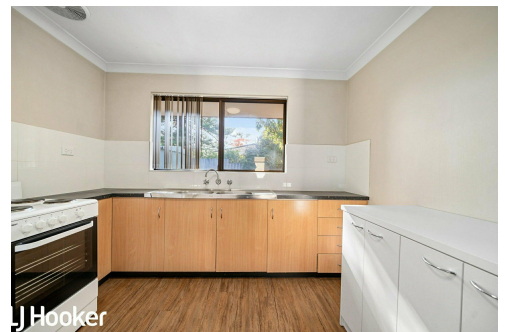
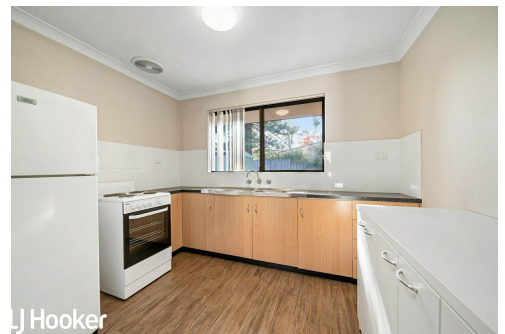
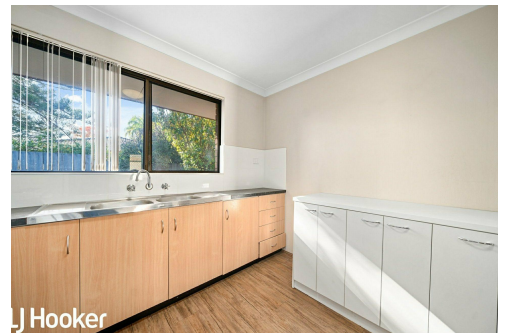
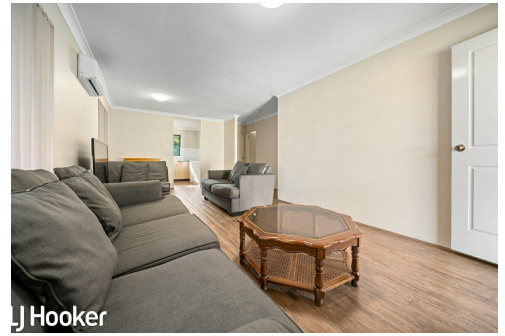
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