



2/7 Stockman Way, Cannington

FEELS LIKE HOME!!

Whether you're a first-home buyer, downsizer, investor or simply looking for a home that offers comfort without the maintenance of a large block, 2/7 Stockman Way, Cannington is a property that deserves your attention.

Built in 2011 and positioned within a boutique complex of just 7 villas, this well-maintained three-bedroom, two-bathroom home offers a practical floorplan, generous living spaces and excellent connectivity to everything you need.

Step inside and you'll appreciate the high ceilings and inviting open-plan living area, creating a welcoming sense of space from the moment you enter. The kitchen, dining and living zones flow naturally together, while large sliding doors connect the living area directly to the private courtyard, making entertaining and everyday indoor-outdoor living effortless.

The accommodation is thoughtfully positioned along one side of the home. The master bedroom features its own ensuite, while the two secondary bedrooms are serviced by the central second bathroom - a layout that provides both privacy and functionality.

The double garage offers secure parking for two vehicles along with

3 2 2

FOR SALE

Please Call

AGENTS

Shagun Ahuja
0439 399 955
shagun@ljhvicpark.com.au

AGENCY

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

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.



valuable additional storage space, making this villa as practical as it is comfortable.

Property Features

- 2011-built villa
- 3 bedrooms, 2 bathrooms
- Double garage with additional storage space
- Boutique complex of only 7 villas
- Inviting open-plan kitchen, dining and living
- Seamless connection to courtyard through sliding doors
- Master bedroom with attached ensuite
- Two secondary bedrooms serviced by second bathroom
- High ceilings
- Ducted reverse-cycle air conditioning
- Practical and well-designed floorplan
- Currently leased at \$670 pw until 11/10/2026
- Current rental appraisal \$800 per week

Convenience at Your Doorstep

Location is one of the standout features of this home. With bus stops along Albany Highway only minutes away and the Cannington Train Station conveniently close, commuting around Perth is simple and convenient.

You are also just a short drive from Westfield Carousel, offering an extensive range of shopping, dining, entertainment and everyday amenities.

For those who travel regularly, Perth Airport is easily accessible, while the Perth CBD is also within convenient driving distance.

Whether you're heading to work, catching the train, shopping at Carousel or travelling through the airport, this location makes everyday life easy.

Outgoings

Council Rates - Approx \$1950 per annum

Water Rates - Approx \$1,350 per annum

Strata levies - Approx \$420 per quarter

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT PLEASE USE THIS URL

<https://prop.ps//QEHkhuUC6Js0>

- * Disclaimer: While every care has been taken in preparing this advertisement and the approximate outgoings, the information provided has been supplied by the seller and the seller's agent in good faith. However, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers should make their own independent enquiries to satisfy themselves on all relevant matters. Images are for illustrative purposes only

MORE DETAILS

Property ID 5H5HFFB
Property Type Villa
Land Area 271 m2

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Sales Consultant | shagun@ljhvicpark.com.au

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

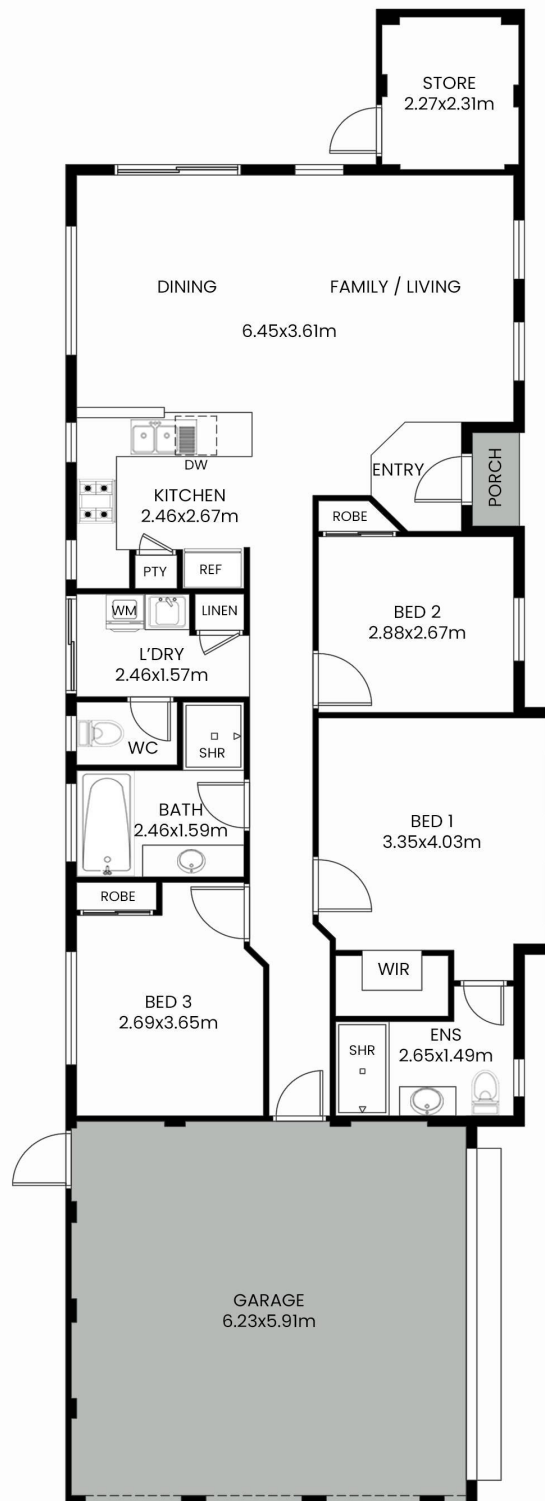
288 Albany Highway, VICTORIA PARK WA 6100

victoriapark-belmontwa.ljhooker.com.au |

reception@ljhvicpark.com.au



2/7 Stockman Way, Cannington



FLOOR PLAN	103.87 m ²
GARAGE	36.78 m ²
PORCH	1.11 m ²
STORE	5.47 m ²
TOTAL AREA	147.25 m ²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

