

SOLD



Cannington, 3/13-21 Dealy Close

UNDER OFFER BY SALEH MANHY

PRICE CHANGE

A Perfect Blend of Comfort and Investment Potential!

Are you searching for the ideal combination of comfortable living, convenience, and a fantastic investment opportunity? Look no further than this delightful 2-bedroom, 1-bathroom villa in the highly sought-after location. This property ticks all the boxes!

Unbeatable Location:

Positioned just 1.6km from the Westfield Carousel Shopping Centre one of Perth's largest and most vibrant retail hubs, this villa puts a wealth of shopping, dining, and entertainment options right at your doorstep. Enjoy weekend strolls to the mall, indulge in a variety of cafes and restaurants, or catch the latest blockbuster at the cinema, all within walking distance.



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

Under Offer By Saleh Manhy

View

ljhooker.com.au/5F9FFFB

Contact

Saleh Manhy

0432 609 798

saleh@ljhvicpark.com.au

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

Investment Potential:

For investors, this property is a fantastic opportunity with an estimated rental return of Approximately \$550-\$570 per week.

With its proximity to shopping, schools, parks and public transport, Cannington is highly desirable for renters. Low maintenance and move-in ready, this villa is a smart investment in a thriving suburb.

Spacious Living Area:

Step inside and you'll notice the generous living space. The open-plan living area features easy-to-clean tiled floors, perfect for busy households. This space offers flexibility and comfort to suit your lifestyle. The villa is equipped with a split system air condition in the living area, ensuring you stay cool during the warm summer months.

Comfortable Bedrooms:

The villa boasts two good-sized bedrooms, both fitted with cosy carpets for added warmth and comfort. These rooms provide a tranquil retreat at the end of the day.

Outdoor Enjoyment:

One of the standout features of this property is the large private courtyard, ideal for outdoor entertaining or simply unwinding in your own massive space. This area is perfect for BBQs, children's playtime, or cultivating your own garden oasis.

Practical Kitchen & Modern Comforts:

The well-appointed kitchen comes with ample cabinet storage, allowing for easy organization and making meal preparation a breeze.

Parking & Additional Features:

The villa offers 1 covered carport, providing secure parking for your vehicle and protection from the weather elements.

Outgoings:

* Council rates: Approx. \$1,685.63 P.A. (FY 2024)

* Water Rates: Approx. \$991.91 P.A. (FY 2024)

* Strata Fees: Approx. \$1,377.24 P.A. (FY 2024)



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More About this Property

Property ID	5F9FFFB
Property Type	Villa
Land Area	187 m ²
Including	Air Conditioning Toilets (1) Courtyard Outdoor Entertaining Close to Shops Close to Transport

Saleh Manhy 0432 609 798

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