



Carlisle, 11/45 Cohn Street

"Home Open Cancelled"

Step into modern elegance with this stunning 3-bedroom, 2-bathroom home, built in 2021 and still presenting as brand new!

Designed for comfort, convenience, and effortless living, this home boasts high-quality finishes, spacious interiors, and a versatile floor plan, making it the perfect fit for families, professionals, and savvy investors alike.

The heart of the home is the light-filled open-plan living and dining area, offering ample space for entertaining and everyday living. The sleek modern kitchen is equipped with premium appliances, stylish cabinetry, and plenty of storage, making it as functional as it is beautiful.

An additional activity room provides the flexibility to be used as a home office, theatre room, gym, or kids' games room, catering to your changing needs.



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/5FSNFFB

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**LJ Hooker Victoria Park | Belmont
(WA)
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Designed with comfort in mind, this home features reverse-cycle ducted air conditioning, easy-to-maintain flooring in the living areas, and soft, cozy carpets in the bedrooms.

The generous-sized bedrooms provide the perfect retreat, with Bedrooms 2 and 3 offering built-in wardrobes with mirrored doors. The master bedroom exudes luxury, with a walk in robe, and an ensuite boasting double vanity, modern shower, and sleek finishes. Stylish modern shutters on the windows enhance both privacy and aesthetics.

Step outside to a spacious alfresco area, perfect for hosting BBQs, family gatherings, or simply enjoying the outdoors. The backyard offers ample space for kids and pets to play in a secure environment.

This home is also an exceptional opportunity for investors, with an estimated rental return of up to \$850 per week (\$44,200 p.a.) in today's hot rental market.

Additionally, it is perfect for buyers looking to downsize without compromising on quality, space, or lifestyle, offering a modern, low-maintenance home in a prime location.

Location & Lifestyle Perks (Distances are approximate):

- Steps from Carlisle Reserve Park —Green open spaces and playgrounds at your doorstep.
- Only 300m to the nearest bus station —Easy public transport access
- A short 3-minute drive (1.4km) to Carlisle Primary School —Catchment area of Lathlain Primary School (2.2KM). Ideal for families
- Just 2km to the vibrant Vic Park café & restaurant strip —Enjoy Perth's best dining and lifestyle options.

Experience it for Yourself!

This beautifully presented home is move-in ready and waiting for you to make it your own. Words and pictures are not enough—join us at the home open and experience the space, quality, and lifestyle this property offers firsthand !

In the tightly-held suburb of Carlisle homes of this calibre don't last long, so make sure you move fast !

Outgoings: (Numbers Are Approximate)

Council Rates: \$2,351 P.A.

Water Rates: \$1,375 P.A. (FY 2024)

Strata Fees: \$93 P.Q.

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More About this Property

Property ID	5FSNFFB
Property Type	Villa
Land Area	270 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Deck Dishwasher Floorboards Built-in-Robes Fully Fenced Remote Garage Carpeted Liveability Window Treatments

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