

## East Cannington, 13B Gerard Street

UNDER OFFER BY LOUISE FRISINA

13B Gerard Street, East Cannington is Move in ready! This 3 x 2 home has been freshly painted and prepared for Sale. Ideally located close to Westfield Carousel, train stations and schools this property boasts the low maintenance lock and leave qualities as well as the convenience of location. Built in 2014 still with the original owners, the property has been well cared for.

### Features Include:

Double Built in Robe in the Master with a large ensuite.

Built in robe in 1 minor room.

2 split system air con units, one in the master and one in the living room.

Shoppers Entry.

Manual Roller shutter on all bedroom windows and well as the living room &ndash; recently replaced.

3 2 2

### For Sale

Please Call

### View

[ljhooker.com.au/7D8HA2](http://ljhooker.com.au/7D8HA2)

### Contact

**Louise Frisina**

0433 322 980

[louise.frisina@ljhooker.com.au](mailto:louise.frisina@ljhooker.com.au)



**LJ Hooker Thornlie | Canning Vale**  
**(08) 9459 7788**

**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.

Alfresco under the main room with ceiling fan.  
 Artificial turf at the back of the property.  
 Storage space within the double garage.

NO STRATA FEES  
 Council Rates: approx. \$1,600 pa  
 Water Rates: approx. \$1,160 pa  
 Land size approx 221sqm  
 Built 2014

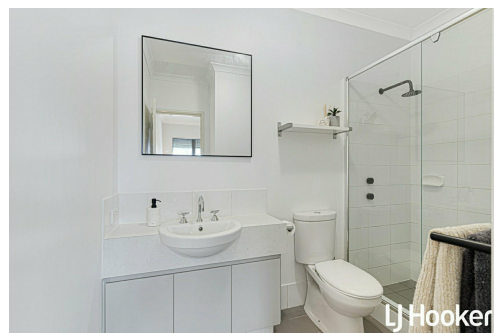
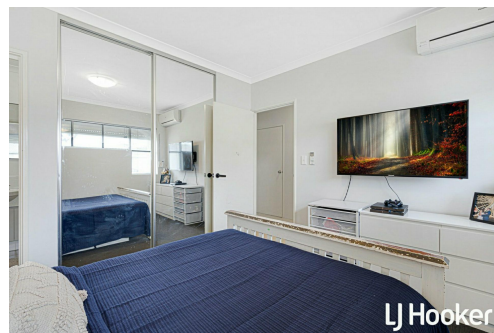
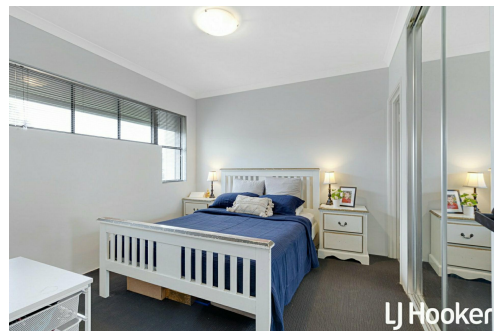
In a competitive market this property will not last.  
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## More About this Property

Property ID	7D8HA2
Property Type	House
Land Area	221 m²
Including	Ensuite Air Conditioning Outdoor Entertaining Built-in-Robes

**Louise Frisina**  
 Director | [louise.frisina@ljhooker.com.au](mailto:louise.frisina@ljhooker.com.au)

**LJ Hooker Thornlie | Canning Vale (08) 9459 7788**  
 Shop 26 Thornlie Square Shopping Centre, Spencer Road, THORNIE WA 6108  
[thornlie.ljhooker.com.au](http://thornlie.ljhooker.com.au) | [thornlie@ljhooker.com.au](mailto:thornlie@ljhooker.com.au)



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