



## East Cannington, 15 Gianatti Ramble

Quality Living in a Large Family Home



First Home open Thursday 24th Oct 5:30 - 6 pm

**For Sale**  
From \$819,000

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

**View**  
[ljhooker.com.au/5FCRFFB](https://ljhooker.com.au/5FCRFFB)

Tightly held & rarely offered with a commanding position & own street frontage this stand-alone 4-bedroom 2-bathroom family home is pick of the bunch. Built in 2009, this four-bedroom two-bathroom home boasts an approximate 162m<sup>2</sup> of internal living area. Neat and tidy throughout while featuring a contemporary open plan kitchen and a practical floor plan.

**Contact**  
**Shagun Ahuja**  
0439 399 955  
[shagun@ljhvicpark.com.au](mailto:shagun@ljhvicpark.com.au)

The kitchen is clearly the hub of the home, with heaps of storage, benchtop space and modern kitchen appliances. You'll be cooking up a storm in no time at all!

The expansive open plan living is light & bright features quality hybrid flooring & flows



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

**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.

easily to the backyard through the glass slider creating a perfect balance of indoor and outdoor living - the perfect spot to entertain guests or just to chill with a glass of wine after a long day at work. Real bonus is all the undercover space in the low maintenance alfresco area

Accommodating 4 very spacious bedrooms in the main residence, all equipped with robes. The master is spacious while boasts its own private ensuite & walk in robe. Bedroom 2 & 3 are Queen size and bedroom 3 features triple sliding door robes. There is also a common bathroom & separate toilet to serve secondary bedrooms

With a list of features, Beautiful outdoor area low maintenance yet spacious, NBN, separate laundry, Ducted air conditioning, 15 Gianatti Ramble is the home you have been looking for...

TO MAKE AN OFFER PLEASE COPY THE URL IN YOUR WEB BROWSER AND FOLLOW THE PROMPTS:

<https://prop.ps//Jd9YsO7D0iA6>

The Property & What We Love?!

- \* Built Year: 2009
- \* 440m2 Green Title Block, Internal Living Area: App. 162m2, Total buildup area 225 sqm (approximately)
- \* AWESOME Lifestyle!
- \* Open plan living/kitchen/dining area
- \* Lock up garage for 2 cars (side by side)
- \* Ceiling fans in Bedroom 1, 2 & patio
- \* Down lights & Chandeliers throughout
- \* Freshly Painted throughout
- \* All main windows with security shutters
- \* Easy care Limestone in the Patio
- \* Easy access to Welshpool Road and Albany highway
- \* Private, Low Maintenance & Secure
- \* Rental potential \$800 per week

Outgoings

Council Rates - \$2,522 per annum

Water Rates - \$1,364 per annum

Located in a desirable pocket of East Cannington, with minutes away from quality schools, train station, carousel shopping centre and walking distance from family friendly parks

Call Shagun on 0439 399 955 to register your interest



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## More About this Property

Property ID	5FCRFFB
Property Type	House
Land Area	440 m <sup>2</sup>

**Shagun Ahuja 0439 399 955**

Sales Consultant | [shagun@ljhvicpark.com.au](mailto:shagun@ljhvicpark.com.au)

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