

15 Gianatti Ramble, East Cannington

Quality Living in a Large Family Home

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

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 2010, this four-bedroom two-bathroom home boasts an approximate 162m² of internal living area. Neat and tidy throughout while featuring a contemporary open plan kitchen and a practical floor plan.

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 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

4  2  2 

FOR SALE
MULTIPLE OFFERS

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.

 **LJ Hooker**

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 & 4 are Queen size and feature 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...

The Property & What We Love

- Built Year: 2010
- Exceptional Location, quality homes on the street
- Block Size: 440m2 Green Title, 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)
- Easy access to Welshpool Road and Albany highway
- Private, Low Maintenance & Secure

Outgoings

Council Rates - Approx \$2,100 per annum

Water Rates - Approx \$1,400 per annum

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

<https://prop.ps//wGmfMESIRRq8>

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

MORE DETAILS

Property ID	5GFCFFB
Property Type	House
Land Area	440 m2

Shagun Ahuja 0439 399 955

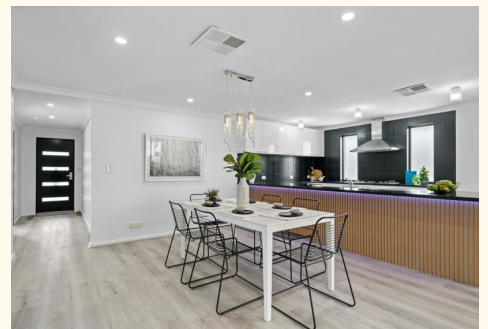
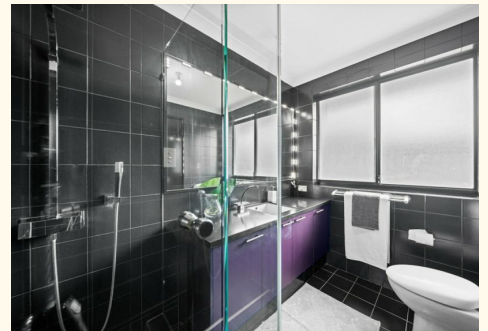
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