



30B Clarke Street, East Cannington

## Private, Practical & Perfectly Positioned

Set privately on a battle-axe block in one of East Cannington's most established and family-friendly streets, this 2009-built 3 bedroom, 2 bathroom home delivers a superb combination of comfort, functionality, and low-maintenance living. Thoughtfully designed with multiple living zones and positioned moments from key amenities, this home is ideal for first-home buyers, young families, downsizers, and investors seeking strong long-term growth.

As you enter, you're greeted by a dedicated front lounge, a versatile space that can serve as a quiet retreat, home office, theatre room, or kids' activity zone. This separation of living areas adds flexibility and enhances the home's overall practicality.

The heart of the home is the open-plan family, dining, and kitchen zone, designed to bring everyone together. Large windows invite natural light, creating a warm and inviting atmosphere perfect for everyday living and entertaining.

The master bedroom is positioned at the front for privacy and features, a built-in robe, well-maintained private ensuite and space for a queen bed and additional furniture. Sliding door treats you into a

3 2 2

### FOR SALE

From Early \$800,000's

### VIEW

Wed 22nd Apr @ 5:00PM - 5:30PM

### 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

own little private courtyard.

Two secondary bedrooms are generously sized, making them ideal for children, guests, or a home office setup. They are serviced by a central common bathroom with a separate shower and bathtub - a practical layout for families.

The open-plan kitchen is designed for convenience and efficiency, offering generous bench space for meal prep and ample cabinetry for storage. A functional layout that connects seamlessly to the dining and living areas

Whether you're cooking for the family or hosting friends, this kitchen supports it all with ease.

Step outside to a decent-sized courtyard, a private and low-maintenance outdoor space perfect for enjoying your morning cuppa, weekend BBQs & Letting kids or pets play safely

It's the ideal balance of usable outdoor space without the upkeep of a large yard.

More Features:

- Private & Exclusive
- No Strata Fees
- 117 sqm Internal Living area
- 243 sqm Strata title Block + 203 sqm CP driveway
- Modern Laminate flooring
- Split air-conditioning in Living and Master
- Low Maintenance, Lock & Leave style
- Currently Tenanted at \$750 per week

Outgoings:

- Council Rates - Approx \$2000 per annum
- Water Rates - Approx \$1250 per annum
- NO STRATA FEES

This sought after pocket of East Cannington offers quality homes, peaceful environment, and strong community feel. From here, you're within walking distance to gibbs Primary School & the newly refurbished Maniana Park

Just minutes away from major lifestyle destinations Westfield Carousel, Perth Airport, East Victoria Park's vibrant café and restaurant strip & Public transport options and major arterial roads

TO MAKE AN OFFER OR DOWNLOAD COPY OF THE CONTRACT PLEASE USE THIS URL <https://prop.ps//koetXfcRhqwm>

Whether you are a Owner Occupier, Investor or Downsizer this practical layout, private setting, and proximity to key amenities, this home represents a strong opportunity for you

## MORE DETAILS

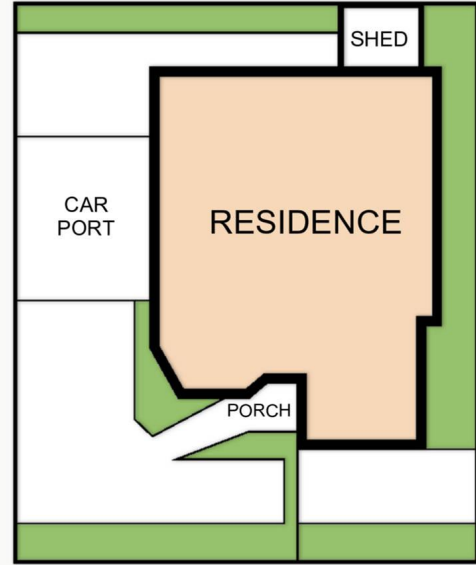
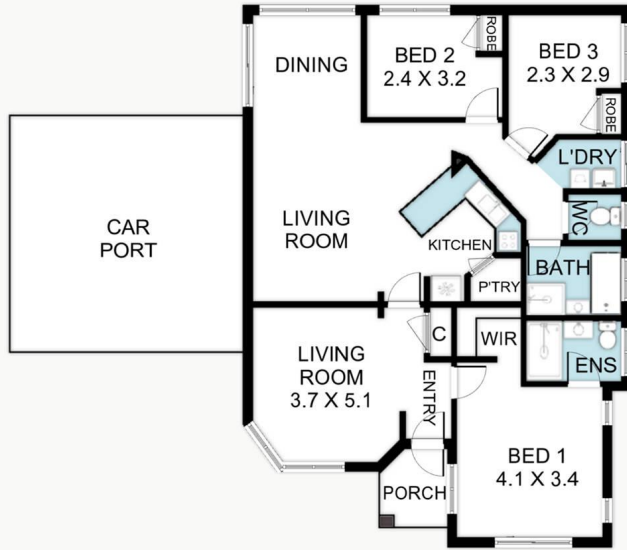
Property ID 5GVKFFB  
Property Type House

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

**LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777**  
288 Albany Highway, VICTORIA PARK WA 6100  
[victoriapark-belmontwa.ljhooker.com.au](http://victoriapark-belmontwa.ljhooker.com.au) |  
[reception@ljhvicpark.com.au](mailto:reception@ljhvicpark.com.au)



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.



### 30B Clarke St, East Cannington WA 6107

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here in measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.