

41 Clarke Street, East Cannington

Street front home presenting great value!

End date sale on 26th Oct (unless sold prior)

Presented by Shagun Ahuja of LJ Hooker Victoria Park- Belmont (WA)

Welcome to 41 Clarke Street, East Cannington - a spacious and versatile 4-bedroom, 2-bathroom street-front home offering comfortable family living, excellent outdoor entertaining and a location that makes everyday life incredibly convenient.

Set on a 345sqm survey strata block, this well-designed home is ideal for families, first-home buyers, downsizers or investors looking for a low-maintenance property without compromising on space.

The home offers a practical and flexible floorplan with multiple living zones, giving everyone their own space while still providing plenty of opportunity to come together.

The decent-sized master bedroom is positioned for privacy and features its own ensuite, while the three additional bedrooms are serviced by a well-appointed common bathroom.

4 2 2

FOR SALE
From \$749,000

VIEW
Sat 24th Oct @ 11:30AM - 12:00PM

AGENTS
Shagun Ahuja
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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

At the heart of the home is the versatile living arrangement, with both a formal living area and a spacious family living and dining zone. Whether you're entertaining guests, enjoying family movie nights or simply relaxing at home, there is plenty of room to spread out.

Step outside to a low-maintenance, undercover alfresco area, creating the perfect extension of the home's living space. Ideal for weekend BBQs, family gatherings or simply enjoying an evening outdoors, the alfresco allows you to entertain without the upkeep of a large backyard.

Comfort is well covered with ducted reverse-cycle air conditioning, ensuring the home remains comfortable throughout the seasons.

Property features:

- 4 bedrooms, 2 bathrooms
- Street-front position 345 sqm land
- Decent-sized master bedroom with ensuite
- 3 additional bedrooms serviced by common bathroom
- Formal living area
- Family living and dining area
- Low-maintenance undercover alfresco
- Ducted reverse-cycle air conditioning
- Practical and flexible floorplan
- Ideal family home or investment opportunity
- NO STRATA FEES

Potential Rental \$850 - \$900 Per week

The location is a standout feature. Situated directly opposite Gibbs Primary School, the morning school run couldn't be more convenient. Maniana Park is also just a short walk away, providing a great space for the family to enjoy the outdoors. Sports enthusiasts will appreciate being close to the Sam Kerr Football Centre, while Cannington Train Station is within easy walking distance, providing convenient public transport connections.

For shopping and entertainment, Westfield Carousel is only a short drive away, while Perth Airport and the vibrant East Victoria Park cafe and restaurant strip are also easily accessible.

With schools, parks, sporting facilities, public transport, shopping, dining and the airport all within easy reach, this is a location that truly delivers convenience.

With four bedrooms, multiple living areas, a private master suite, easy-care outdoor entertaining and a highly convenient street-front position, 41 Clarke Street offers the space and flexibility modern families are looking for.

Whether you're looking to move straight in and enjoy or add a quality property to your investment portfolio, this is an opportunity not to be missed. Conveniently located. Family friendly. Easy-care living.

Contact us today to arrange your inspection!

Outgoings:

Council Rates: Approx \$2000 per annum

Water Rates: Approx \$1,100 per annum

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT PLEASE USE THIS URL:

<https://go.propps.com/l/Xt3locrn5RvQ>

- * Disclaimer: While every care has been taken in preparing this advertisement and the approximate outgoings, the information

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MORE DETAILS

Property ID	5H73FFB
Property Type	House
Land Area	345 m2

Shagun Ahuja 0439 399 955

Sales Consultant | shagun@ljhvicpark.com.au

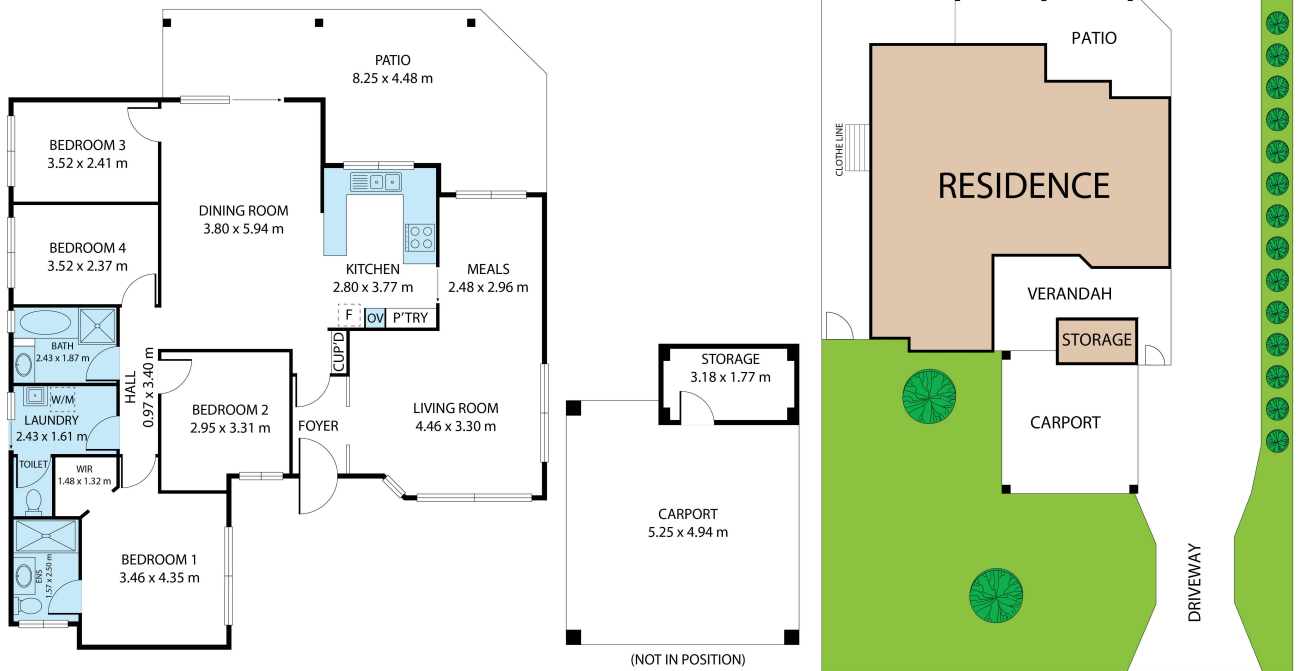
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41 Clarke St, East Cannington, WA, 6107

TOTAL APPROX. FLOOR AREA 123 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.

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