



## East Cannington, 53A Thomas Street

### SLEEK, MODERN & NEAR NEW

This stunning 2022-built home is the perfect blend of modern living, convenience, and low-maintenance lifestyle. Whether you're a first-time buyer, downsizer, or savvy investor, this property is sure to steal your heart.

#### Features You'll Love:

##### \* 3 Spacious Bedrooms:

- Master bedroom with a sleek ensuite and ample storage.
- Bedrooms 2 & 3 serviced by a stylish common bathroom.

##### \* Modern Kitchen:

- Stone benchtops, overhead cupboards, and plenty of storage.
- Perfect for cooking up a storm or entertaining guests.

##### \* Open Living Space:



#### For Sale

From \$699,000

#### View

[ljhooker.com.au/5FTEFFB](https://ljhooker.com.au/5FTEFFB)

#### Contact

**Shagun Ahuja**

0439 399 955

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



**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.

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(WA)  
(08) 9473 7777**

- High ceilings and tiled living areas create a sense of space and light.

- \* Outdoor Alfresco:

- Covered area, ideal for weekend BBQs or relaxing outdoor dining.

- \* Double Garage:

- Secure parking with extra room for storage.

Location, Location, Location!

- \* Walkable Convenience:

- Just a quick stroll to Gibbs Primary School, Cannington Train Station, local parks, and amenities.

- \* Close to Everything:

- A 3-minute drive to Westfield Carousel for shopping, dining, and entertainment.

- Only 20 minutes to Perth CBD, making your daily commute a breeze.

More reasons to buy:

- \* Built in 2022!

- \* 261 sqm Survey strata Block & 176 sqm total built up area

- \* High Ceilings

- \* Separate store room in the garage

- \* Down lights through out

- \* Freshly Painted

- \* NO STARTA FEES

- \* Low maintenance concrete driveway

- \* Current rental potential - \$770 - \$800 per week

- \* Vacant Possession available

Outgoings:

- \* Council Rates - \$1800 per annum (approx.)

- \* Water rates - \$1,279 per annum

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT PLEASE USE  
THIS URL AND FOLLOW THE PROMPTS

<https://prop.ps//giYtRuwr3Cx>

Why Choose 53A Thomas Street?

This home offers a sleek, modern lifestyle with everything at your fingertips. The low-maintenance design ensures you spend more time enjoying life and less time on upkeep.

Don't miss your chance to own this gem in East Cannington! Contact us today to arrange a viewing and make this home yours.

Act fast-homes like this don't last long.



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## More About this Property

Property ID	5FTEFFB
Property Type	House
Land Area	261 m2
Including	Air Conditioning Secure Parking Close to Schools Close to Shops Close to Transport

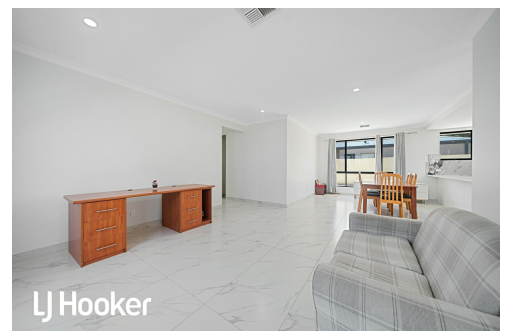
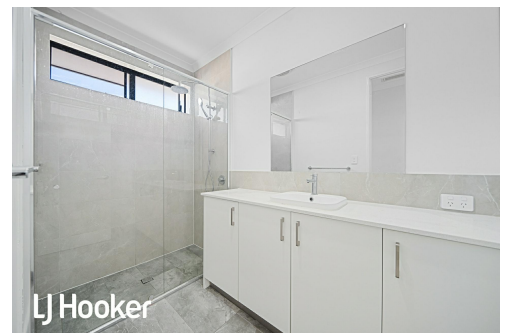
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