

## East Cannington, 72 Dotterel Way

### Easy Care Living

Sajad Ahmadyar and Amir Ahmadyar are excited to present This family home to the market. Perfectly positioned in the heart of East Cannington. Ideal for first time homebuyers, downsizers.

The home features 3 bedrooms and 2 bathrooms, providing space easy care for living.

This charming family home has 3 well sized bedrooms, providing space for family living or guests. The 2 bathrooms ensure convenience for everyone. The land size of approx 271sqm on a corner block offers not only a comfortable living space but also potential for outdoor activities or gardening.

The split system air conditioning will keep you cool during the warmer months, making it a comfortable environment. The roller shutters add an extra layer of security and help with energy efficiency by keeping the heat out in summer and the warmth in during winter.



**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.

3 2 2

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/8NQHA2](https://ljhooker.com.au/8NQHA2)

**Contact**  
**Sajad Ahmadyar**  
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**LJ Hooker Thornlie | Canning Vale**  
**(08) 9459 7788**

The kitchen in this property is truly beautiful, designed to overlook the open living area, creating a seamless flow between spaces. This layout not only enhances the functionality of the kitchen but also allows for easy interaction with family and guests while cooking or entertaining. With modern finishes and ample storage, it's a perfect spot for both culinary creations and social gatherings.

Location wise, being within walking distance to schools means easy access for families with children. Public transport, shopping centers.

#### Features:

3 Bedrooms.

2 bathrooms.

2 car Garage.

Approx 271sqm.

Split System Air conditioning.

Low maintenance.

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## More About this Property

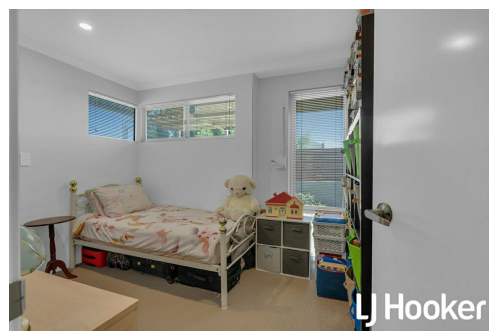
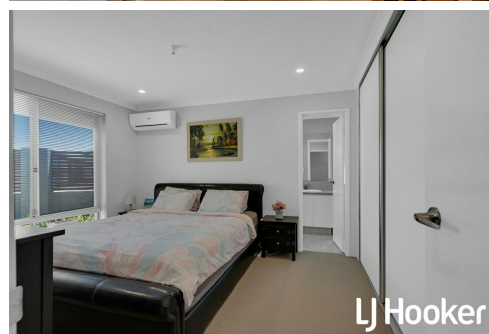
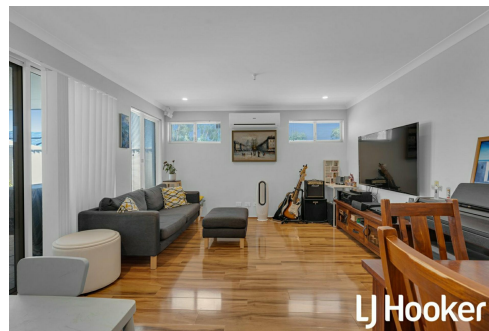
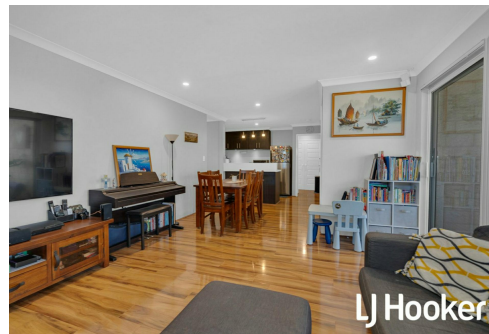
<b>Property ID</b>	8NQHA2
<b>Property Type</b>	House
<b>Land Area</b>	271 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning

**Sajad Ahmadyar 0405 602 210**

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