

## East Cannington, 75 Thomas Street

### ENVIABLE LIFESTYLE!

Proudly presented by Edward Lim...

Nestled on a highly desirable street, this charming 3-bedroom, 2-bathroom home with park views is sure to catch your eye. Meet 75 Thomas Street!

As you enter, you'll immediately be struck by the home's bright and modern atmosphere. The formal lounge at the front provides a perfect space for family movie nights or a play area for the kids. The residence then opens into a contemporary, open-plan living area featuring a stylish kitchen, dining space, and family room - ideal for cosy family gatherings and shared meals.

The generously sized bedrooms include a master suite that boasts a top-notch bathroom renovation with high-quality fittings. Bedrooms 2 and 3, situated on the eastern side of the home, are conveniently located near the luxurious main bathroom, complete with vanity,

3 2 2

#### For Sale

\*\*FROM \$650 K++

#### View

[ljhooker.com.au/5EVKFFB](http://ljhooker.com.au/5EVKFFB)

#### Contact

**Edward Lim**

0408 929 655

[edward.lim@ljhvicpark.com.au](mailto:edward.lim@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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shower and bath.

The low-maintenance outdoor area offers a secure front yard for children to play and a rear alfresco space perfect for entertaining guests during warmer months.

Perfectly situated across from Mary McKillop Park, just a short walk from Gibbs Street Primary School, a 5-minute stroll to Cannington Train Station, and a quick 5-minute drive to Westfield Carousel, this location provides an enviable lifestyle for you and your family.

#### The Property & What We Love?!?

- \* Exceptionally Located with Awesome Lifestyle!
- \* Built Year: 1994 | Block Size: 317m<sup>2</sup>, Build Up Area: app. 116m<sup>2</sup>
- \* Survey Strata Block, street front, spacious & well proportioned
- \* 3 bedrooms & 2 bathrooms
- \* Ducted Air Conditioning
- \* Spacious open plan kitchen with ample cupboard and bench space
- \* Secure parking for two cars
- \* Spacious alfresco for entertaining
- \* Easy access to nearby public transport
- \* Private, Low Maintenance & Secure
- \* Rental Estimate: \$740 - \$760/week, good right?!

#### Outgoings:

- \* Council Rates: app. \$1,740.05 (FY 2023 - 2024)
- \* Water Rates: app. \$1,150.26 (FY 2023 - 2024)
- \* Strata Fees: NO SUCH THING!

For those seeking a supremely liveable, superbly located family home with ample space for all, including your vehicles, look no further. It's all here, waiting to be yours. Currently tenanted to reliable tenants for \$550/week until 14/2/25.

For more details or to arrange a viewing, contact listing agent, Edward Lim on 0408 929 655.

\*\* We have obtained all information in this document from sources we believe to be reliable



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## More About this Property

Property ID	5EVKFFB
Property Type	House
Land Area	317 m <sup>2</sup>
Including	Ducted Cooling Toilets (2) Courtyard Secure Parking Fully Fenced

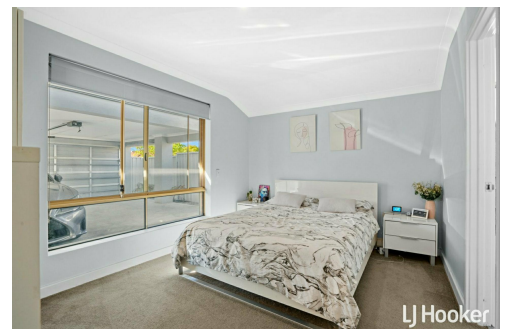
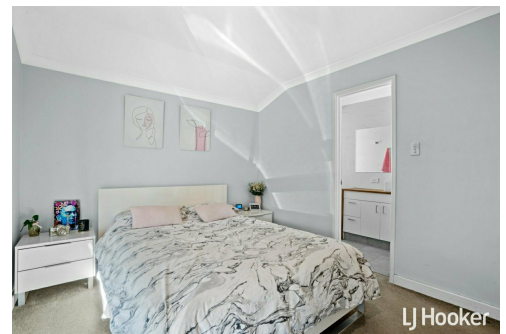
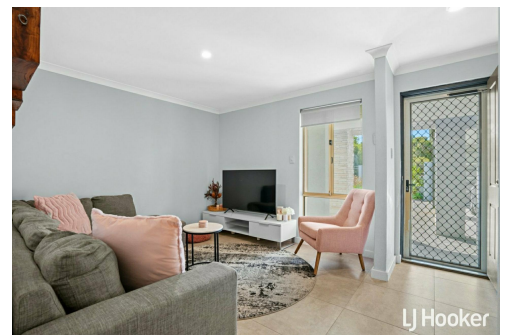
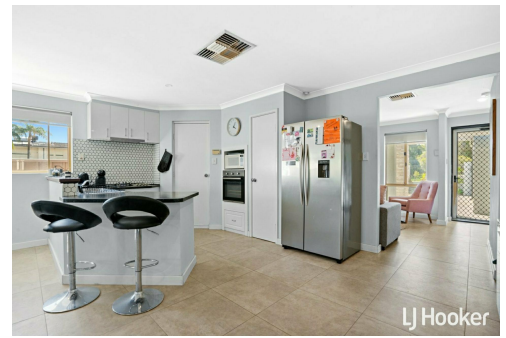
**Edward Lim 0408 929 655**

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