

## East Cannington, 104B Gibbs Street

### MODERN EASY CONVENIENT

Proudly Presented by Shagun Ahuja

In a well maintained complex of 3 & right opposite Gibbs primary school, this immaculately presented villa home is one you need to view this weekend!. With close proximity to everything, from gorgeous dog-friendly parks, schools & quick drive to your local Westfield Carousel Shopping Centre, living here is ridiculously convenient!

Built in 2008, this three-bedroom two-bathroom home boasts an approximate 114m2 of internal floor area. Neat and tidy throughout while featuring a contemporary open plan kitchen and a practical floor plan.

The kitchen is very practical & clearly the hub of the home while overlooking both the living area and the outdoor alfresco area, with heaps of storage, benchtop space and modern kitchen appliances. You will be cooking up a storm in no time at all!



**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**  
From \$629,000

**View**  
[ljhooker.com.au/5FPCFFB](http://ljhooker.com.au/5FPCFFB)

**Contact**  
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**LJ Hooker Victoria Park | Belmont**  
**(WA)**  
**(08) 9473 7777**

The expansive open plan living flows easily to the front low maintenance undercover alfresco area through the glass slider creating a perfect balance of indoor and outdoor living - the perfect spot to entertain guests or just to chill with a glass of wine after a long day at work.

Accommodating 3 well-proportioned bedrooms in the main residence, all equipped with built-in robes and timber look laminate floors. The master is spacious while boasts its own private ensuite & walk in robe. There is also a common bathroom & separate toilet to serve bedrooms 2, 3 and guests.

TO MAKE AN OFFER PLEASE COPY THIS URL IN YOUR WEB BROWSER AND FOLLOW THE PROMPTS

<https://prop.ps//AhodvaXJWQ8O>

With a list of features, Freshly painted, spacious outdoor area, NBN, Slit system air conditioning, 104B Gibbs is the home you have been looking for...

The Property & What We Love?!

- \* Built Year: 2008
- \* Situated right opposite Gibbs Primary school
- \* Very spacious bedrooms with built in robes
- \* Exceptional Location!
- \* Well maintained complex
- \* Block Size: 257m2, Build up Area: App. 160m2
- \* AWESOME Lifestyle!
- \* PEACEFUL & QUIET, shh....
- \* Open plan living/kitchen/dining area
- \* Great size kitchen
- \* Double lock up Garage with storage
- \* Easy access to nearby public transport
- \* Private, Low Maintenance & Secure
- \* Security alarm system
- \* Roller shutters on front windows

Outgoings:

- \* Council Rates: \$1,850 per annum Approx.
- \* Water Rates: 1,196 per annum
- \* NO STRATA FEES



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## More About this Property

Property ID	5FPCFFB
Property Type	Villa
Land Area	257 m <sup>2</sup>

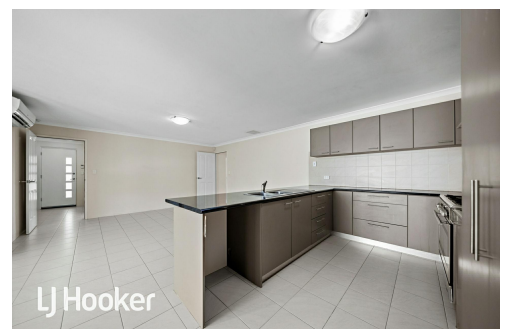
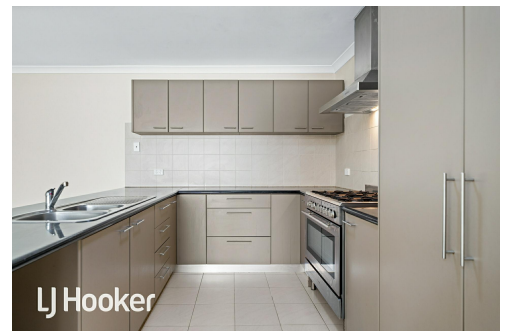
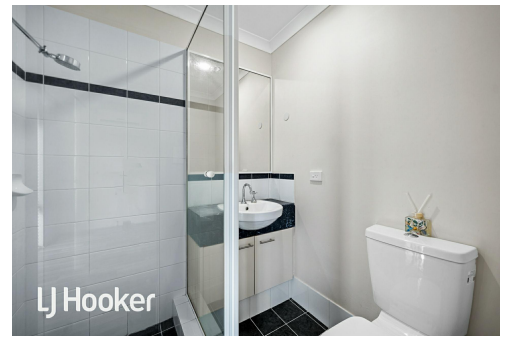
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