

## East Cannington, 1/5 Redcliffe Street

Modern & Convenient Living

3 2 2

Presented by Shagun Ahuja of LJ Hooker Victoria Park - Belmont

Discover the perfect blend of comfort, convenience, and contemporary living at Unit 1, 5 Redcliffe Street, East Cannington. This stunning villa, nestled in a quiet complex of 8, offers an ideal lifestyle for families, professionals, or savvy investors.

Master Bedroom is Positioned at the front, indulge in luxury with an attached ensuite and robe, providing a peaceful retreat.

Enjoy the seamless flow of the open plan kitchen and family living area, perfect for relaxation and entertaining.

A separate study room adds versatility, whether it's for working from home or pursuing hobbies.

**For Sale**  
Please Call

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

**Contact**  
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**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**

Step outside to your private oasis, where a low maintenance courtyard awaits, ideal for alfresco dining or enjoying the sunshine.

Just a short distance from Cannington train station, Westfield Carousel shopping center, and a quick drive to Perth airport, making commuting a breeze.

#### Key Features:

- \* Block - 244 sqm & Internal 106 sqm
- \* Split Aircon in the Living, Ceiling fan in the Master bedroom
- \* 1 under cover carport + 1 carapace tandem
- \* Separate study & store Room
- \* Perfect Lock & Leave
- \* Small well looked after complex
- \* Vacant Possession available
- \* Rental potential \$650 - \$670 per week

#### Outgoings:

- \* Council Rates - \$1,744 per annum
- \* Water Rates - \$1,126.89 per annum
- \* Strata Levies - \$350 per qtr (building insurance not included)

#### Location Highlights:

- Proximity to local amenities including schools, parks, and public transport options.
- Easy access to Albany Highway & Leach highway for quick travel to the CBD or surrounding areas.
- A vibrant community atmosphere with a range of dining, shopping, and recreational options nearby.

Whether you're looking for a comfortable family home or a smart investment opportunity, this property ticks all the boxes. Don't miss your chance to secure this fantastic property in East Cannington's sought-after locale.

To make an offer copy this URL in your browser and follow the prompts

<https://prop.ps//h2ez07OLIANj>

Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers are encouraged to conduct their own due diligence.



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## More About this Property

|               |                    |
|---------------|--------------------|
| Property ID   | 5EJNFFB            |
| Property Type | Villa              |
| Land Area     | 244 m <sup>2</sup> |

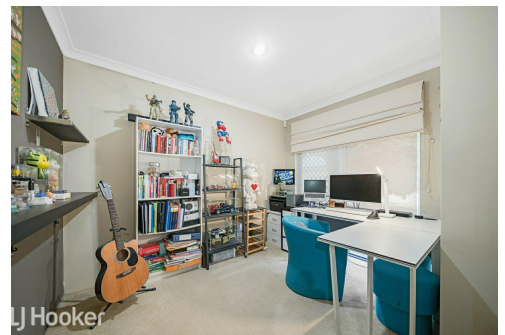
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