



10 Cane Road, Greenfields

## Easy Care Investment Opportunity !

Nestled in a peaceful cul-de-sac in the sought-after suburb of Greenfields, this well-presented home offers the perfect combination of comfort, convenience, and low-maintenance living. Whether you're looking to expand your investment portfolio or secure a future home, this property presents an outstanding opportunity.

Currently tenanted with a fixed-term lease in place until January 2027, returning \$520 per week, providing immediate rental income and peace of mind for investors.

### FEATURES YOU'LL LOVE:

- Spacious front lounge, ideal for relaxing or entertaining
- Open-plan living and dining area designed for modern family living
- Split-system air conditioning for year-round comfort
- Built-in robes to all bedrooms
- Functional kitchen overlooking the living spaces
- Paved outdoor patio area, perfect for entertaining
- Convenient drive-through access to the rear yard
- Low-maintenance gardens and a practical garden shed

### RATES:

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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### FOR SALE

Offers Over \$699,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Mandurah  
(08) 9586 5555



- Council Rates: Approximately \$2,000 per annum
- Water Rates: Approximately \$1,110 per annum (1/7/25 to 30/4/26 period)

**OTHER INFORMATION:**

- Land area : 553m2
- Floor area : 111m2 approx
- Year Built : 2003
- Rental Appraisal : \$550 to \$570pw

Ideally located within a short distance to Greenfields Shopping Centre, Mandurah Forum, Peel Health Campus, local schools, parks, and the Mandurah Train Station, making daily commuting and errands effortless.

This is a fantastic opportunity to secure a quality property in a convenient location with a reliable tenancy already in place. Do not delay, call TODAY to discuss further or to make an offer !

**DISCLAIMER:** This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Gopika Kaku, Jessica Kaku and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

**MORE DETAILS**

Property ID	4TEPFF2
Property Type	House
Including	Air Conditioning
	Toilets (1)
	Built-in-Robes

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**TOTAL: 102 m2**  
 1st floor: 102 m2  
 EXCLUDED AREAS: PORCH: 7 m2, COVERED PATIO: 68 m2, CARPORT: 63 m2,  
 WALLS: 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.