





8A Cunnington Way, Queens Park

Parkside Living in a Peaceful Cul-de-Sac

Presented by Shagun Ahuja of LJ Hooker Victoria Park - Belmont.

Perfectly positioned opposite a beautiful park and tucked away in a quiet cul-de-sac, this impressive 2017-built residence offers modern comfort, thoughtful design and an enviable lifestyle location.

Set on an approximately 240sqm block with around 170sqm of built-up area, this beautifully presented home is ideal for families, first-home buyers, downsizers, professionals or investors looking for a low-maintenance property with excellent access to transport, recreation and shopping.

Step inside and you are immediately welcomed by high ceilings, fresh paint and a bright, contemporary feel. The well-designed floorplan offers three bedrooms, two bathrooms and the added flexibility of a separate theatre room that can easily function as a fourth bedroom, home office or children's retreat.

The open-plan kitchen, dining and living area forms the heart of the home, providing a wonderful space for everyday family living and entertaining. Comfort is assured year-round with ducted air-

4 2 2

FOR SALE
Please Call

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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.

conditioning, while solar panels help improve energy efficiency. Outside, the easy-care grounds mean you can spend more time enjoying the lifestyle and less time maintaining the property. With the park directly opposite, there is also an extended sense of space and a wonderful outlook right on your doorstep.

Property Features

- Separate theatre room / potential 4th bedroom
- NO STRATA FEES
- Double garage plus storage space
- Approx. 134 sqm internal living & 170sqm built-up area,
- 31c ceiling throughout the house
- Security cameras
- Ducted evaporative air-conditioning
- Solar panels
- Water purification system
- Freshly painted throughout
- Open-plan kitchen, dining and living
- Low-maintenance outdoor area
- Park facing & Quiet cul-de-sac location
- Move-in ready
- Current rental appraisal Approx $850 per week

The location is exceptionally convenient. Enjoy a short walk to Cannington Train Station, making commuting into Perth and surrounding suburbs simple and convenient. The Cannington Leisureplex is also within easy walking distance, providing excellent sporting, fitness and recreation facilities.

For shopping, dining and entertainment, Westfield Carousel is only a short drive away, offering an enormous selection of retail, restaurants, cafés and entertainment.

You are also ideally positioned for easy access to the Perth Airport precinct, while the vibrant East Victoria Park café and restaurant strip is just a quick drive away, putting some of Perth's favourite cafes, restaurants and nightlife within easy reach.

With parks, public transport, recreation, shopping and dining all close by, this is a home that makes everyday living wonderfully easy.

If you've been searching for a home that combines quality, flexibility and an unbeatable lifestyle location, 8A Cunnington Way deserves your attention.

Outgoings

Council Rates Approx $1950 per annum

Water Rates Approx $1,350 per annum

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT PLEASE USE THIS URL

https://prop.ps/l/e2hFsRZBnaX2

- * Disclaimer: While every care has been taken in preparing this advertisement and the approximate outgoings, the information provided has been supplied by the seller and the seller's agent in good faith. However, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers should make their own independent enquiries to satisfy themselves on all relevant matters. Images are for illustrative purposes only

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MORE DETAILS

Property ID	5H5DFFB
Property Type	House

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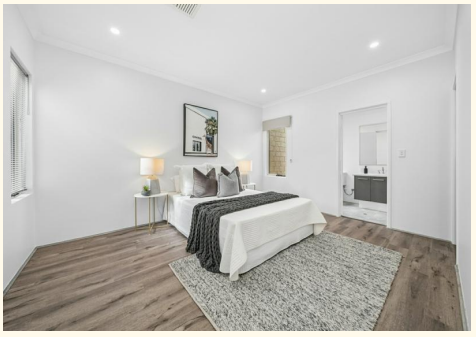
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LJ Hooker

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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LJ Hooker