



St James, 10 Canny Road

Are You Ready?!

** First Home Open 2pm, Sat 16/3/2024**

Proudly Presented by Edward Lim..

Introducing the sensational 10 Canny Road! Nestled on a spacious 768m2 green title block, prepare to be swept off your feet by this charming 1950's brick worker's cottage. It's not just a home, it's a living testament to timeless elegance and enduring quality. From the moment you step inside, you're greeted by the nostalgic allure of yesteryear, think soaring ceilings, gleaming West Australian wandoo hardwood floors, and near new fireplace. And tucked away in the serene enclave of St James, this family haven is a true gem waiting to be discovered!

Step through the inviting hallway into a sunlit open-plan living area, where every



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For Sale

Please Call

View

ljhooker.com.au/5ECYFFB

Contact

Edward Lim

0408 929 655

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**LJ Hooker Victoria Park | Belmont
(WA)**

(08) 9473 7777

glance reveals the sprawling jarrah deck and enchanting backyard beyond. Fully fenced and brimming with established greenery, it's your private oasis for unwinding, indulging in a good book, or basking in the warm afternoon glow. But that's not all, the backyard boasts convenient drive-through access, complete with a workshop and not one, but two covered areas. Perfect for parking or pursuing your passions, rain or shine!

As you venture deeper into the heart of the home, prepare to be dazzled by the expansive kitchen, a culinary sanctuary like no other. With its central island bench, abundant storage, and quality appliances including a gas cooktop and dishwasher, it's a chef's paradise just waiting to be unleashed. Get ready to wow your loved ones with culinary creations that redefine the meaning of gourmet!

The accommodation wing beckons with generously sized bedrooms, flooded with natural light and each equipped with a split system air conditioner for year-round comfort. The centrally located bathroom offers a haven of relaxation with its bathtub, separate shower, and sleek vanity, while the laundry room provides practicality with direct access to the rear yard.

Location? It doesn't get any better! With parks, schools, shops, Curtin Uni and Perth CBD and transport right at your fingertips, every convenience is within easy reach. And with Carousel Shopping Centre, the bustling Albany Highway cafe strip, and the legendary Spud Shed Fresh Food Market just minutes away, you'll never be short of excitement or options. In summary, 10 Canny Road is more than just a home, it's a lifestyle beckoning with endless possibilities. Don't miss your chance to make it yours today!

The Home & What We Love?!

- * Amazing Location!
- * Fantastic Lifestyle Living...
- * Year Built: 1958, Block Size: 768m2 & Build Up Area: App. 109m2
- * Free Standing (No Common Walls)
- * Spacious & Well Proportioned
- * Split system air conditioning to lounge and bedrooms
- * Huge undercover timber decking
- * Workshop with 2 separate undercover areas
- * Both front and back yard
- * Garden is fully reticulated and automated
- * Secure fenced and gated rear area
- * Polished wandoo floor boards
- * High ceilings throughout
- * So Private, Peaceful
- * Seamless Indoor-Outdoor Living
- * Perfect Lock & Leave
- * 6.6kW Solar Panel
- * 5kW 3 Phase Fronius Inverter (3 Phase Power)
- * Easy access to nearby public transport
- * Low Maintenance & Secure
- * Estimated rental: \$680 - \$700/wk



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Outgoings:

* Council Rates: app. \$1703.90 (FY 2023 - 2024)

* Water Rates: app. \$749.86 (FY 2022 - 2023)

Currently tenanted by a reliable tenant for \$560/wk until 9/5/24. To seize the opportunity and experience the magic of 10 Canny Road for yourself, get in touch with listing agent, Edward Lim at 0408 929 655 without delay. This property is sure to generate a whirlwind of interest, so act fast to secure your chance at living the dream!

More About this Property

Property ID	5ECYFFB
Property Type	House
Land Area	768 m ²
Including	Air Conditioning Toilets (1) Deck Outdoor Entertaining Floorboards Workshop

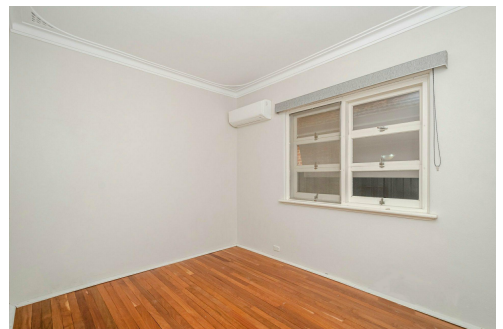
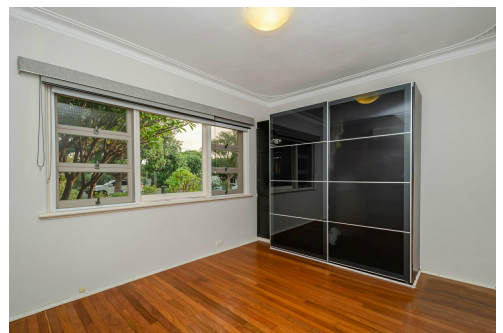
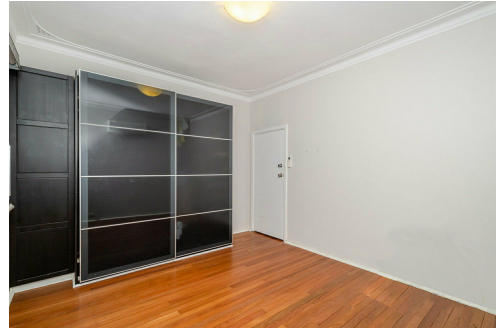
Edward Lim 0408 929 655

Sales Consultant | edward.lim@ljhvicpark.com.au

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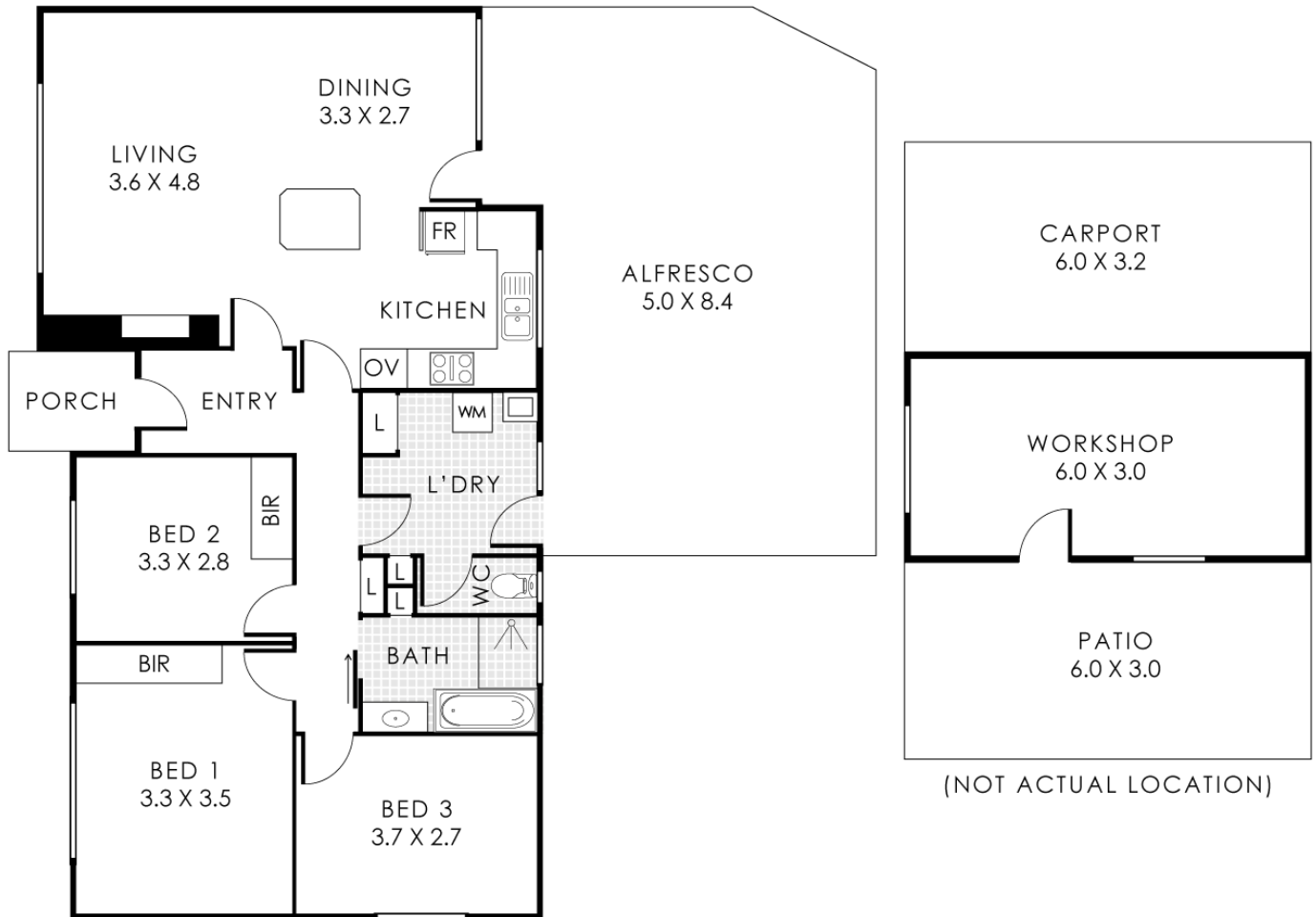
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10 Canny Road, St James

Residence 94m² | Carport 19m² | Workshop 18m² | Patio 18m² | Porch 3m² | Alfresco 44m²

Total Area 196m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has
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been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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