



SOLD

4/11 Carnation Street, Canning Vale

PRICED TO SELL!!

3 2 2

From \$389,000 WOW!!
213 sqm

08 9398 3000



About The Agent



Contact:

Michael Allbeury

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Canning Vale

Canning Vale's name derives from the Canning River, located about 3km to the suburbs northeast. It was locally known as North Jandakot until 1925. Until the late 1970's Canning Vale was a farming area consisting of mostly market gardens and dairy farms. Most of the area which is now residential was zoned rural until 1994 on the Metropolitan Region Scheme.

Canning Vale is bound by Warton Road to the southeast, Garden Street and Nicholson Road to the northeast, Roe Highway to the north and northwest, and Clifton and Acourt Road to the southwest.

AROUND CANNING VALE

SCHOOLS:

- Caladenia Primary School
- Canning Vale Primary School
- Campbell Primary School
- Canning Vale College
- Ranford Primary School
- Excelsior Primary School
- Saint Emille's Catholic Primary School

CAFÉS & RESTAURANTS:

- Dome- Warton Road
- Casa del' Amici
- Café Rosso
- The Last Drop

SHOPPING:

- Livingston Market Place Shopping Centre
- Market City
- The Vale
- Waratah Village

TRANSPORT:

Serviced by a range of buses linking the area to the Perth CBD. While many bus services connect the

Transperth Trains to Murdoch or Maddington stations.

Words That Describe This Property

MODERN

SECURITY

AMENITIES

4/11 Carnation Street, Canning Vale

IMMACULATE

TENANTED

LOCATION

Location Map



Other Views



Features At A Glance

Opportunity awaits with this fantastic property which you can either move into after lease agreement ends or keep renting as an investment.

TENANCY: Currently tenanted until 3rd December 2020 with a fantastic tenant paying \$350pw who is willing to stay on and keeps the home in great condition!

This beautifully presented home is the perfect residence in an immaculate secure & private strata complex that is located nearby many great amenities including schools, livingston shopping centre, transport and parklands. Plus there is fantastic visitor parking inside the complex!

Land Size: 213sqm

Floor Plan 1



Property Inclusions

ENTRY

- Tiling
- Light and bright

MAIN BEDROOM

- Carpet
- Built in robes with sliding robes and single mirror
- Powerpoint
- Bonus Daikin aircon control panel

ENSUITE

- Light and bright
- Single vanity
- Shower
- WC
- Enclosed

3 BEDROOMS

- Carpets
- Built in enclosed robes
- Powerpoint

MAIN BATHROOM

- Bath tub
- Shower
- Single vanity

KITCHEN

- Central kitchen
- Essa stone bench tops
- Cabinetry galore
- Large fridge space with plumbing for fridge.
- Bellissimo stainless steel dishwasher
- Stainless steel rangehood
- 4 burner stainless steel gas cook top.
- Built in oven

MEALS/FAMILY ROOM

- High ceilings
- Open plan
- Tiling
- Powerpoints

LAUNDRY

- Store space
- Access door to outside

CLIMATE CONTROL

- Ducted reverse cycle air-conditioning (2 panels)

HOT WATER SYSTEM

- Gas hot water system

GARAGE

- Double automatic garage
- Extra storage space/nook

SECURITY

- Alarm system

LANDSCAPING

- Low maintenance
- Small garden to rear and front

OUTSIDE

- Fully paved Alfresco entertaining area.
- Side gate access
- Rear access to garage

Relevant Document

Links

[QUARTERLY STRATA FEES](#)

https://reawebbooks.com.au/attree/module_resources/pdf_module/1433/83_QUARTERLYSTRATAFEES.pdf

[AGM Minutes of Annual General Meeting](#)

https://reawebbooks.com.au/attree/module_resources/pdf_module/1434/5_AGMMinutesofAnnualGeneralMeeting-Stamped-2019-12-06.pdf

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