

Sold



Unit 16, 26 Churchill Grn, Canning Vale



## Low-Maintenance, Easy-Care Home!

This is a fabulous opportunity for an investor, first home buyer, FIFO worker, or simply someone looking to downsize.

Located only a stone's throw from the Livingston Shopping Centre, bus stops, schools, parks, transport, and easy access to the freeway.

There are many options for schools such as Canning Vale College or Campbell Primary School and plenty of Childcare centers all within 2kms.

Features include:

- Good-sized Main bedroom with walk-in robe
- En-suite just renovated
- Bedrooms 2 and 3 are a good size with robes.
- Bathroom with full-sized bath
- Open-plan meals and family.
- Large kitchen with stone bench tops.
- Laundry with cupboards and linen press
- Ducted Air Conditioning throughout plus...
- Split-system, Reverse-cycle Air Conditioning
- Alarm system

🛏 3 🚿 2 🚗 2 📏 220 m2

Price	SOLD
Property Type	Residential
Property ID	41
Land Area	220 m2
Floor Area	120 m2

### Agent Details

Ingrid Sparkman - 0451 953 690

### Office Details

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Canning Vale, WA, 6155 Australia  
0451 953 690

- Paved alfresco area
- Double garage with storage and access to the backyard

The property has a great tenant in place on a fixed lease until 2 Dec 2023 with a rental of \$440 per week and a rent review at this time.

**Strata fees are \$185 per quarter.**

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