

Sold

30/148 Wharf St, Cannington

## TOP FLOOR INVESTMENT GEM

Experience elevated urban living in this stunning top-floor apartment at 30/148 Wharf Street, Cannington. This stylish residence combines comfort, convenience, and modern flair, creating the perfect sanctuary for those seeking a low-maintenance lifestyle.

Step into a spacious, light-filled living area, beautifully enhanced by sleek, easy-care tiled floors, offering a warm and welcoming space to unwind or entertain. The contemporary U-shaped kitchen, equipped with stainless steel gas appliances, ample storage, and a breakfast bar, is perfect for both casual meals and culinary creations.

Located in a highly sought-after area, you'll enjoy easy access to nearby amenities. Westfield Carousel Shopping Centre, local schools like St Joseph's Primary and St Norbert College, and the Cannington Leisureplex are all within close reach, offering the best in shopping, education, and recreation.

Currently tenanted until 1st May 2025 with a rental return of \$580 per week, making it a solid investment opportunity.

Properties like this don't stay on the market long, so don't miss out – Due to a tenant being in situ ALL viewings are by appointment - Arrange your viewing today and make this beautiful apartment your own!

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Price SOLD for \$495,000  
Property Type Residential  
Property ID 150

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

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**\*\*Photos are taken prior to tenant moving in but are an accurate presentation of the condition of the property\*\***

#### Features Include:

- \* Top story apartment
- \* Good size master bedroom with ensuite
- \* Open plan living/kitchen/meals area
- \* U-shaped kitchen + breakfast bar
- \* Stainless steel appliances with gas cooktop
- \* Washing machine and dishwasher included
- \* Ample cupboard and storage space
- \* Spacious minor bedroom with Juliette balcony & built in robe
- \* Low maintenance tiled floors
- \* Split-system air-conditioning
- \* Huge balcony
- \* Super low maintenance property
- \* Car park
- \* Perfect Investment with great tenants paying \$580 per week

#### Close To:

- \* St Joseph's Primary School < 1.4km
- \* St Norbert College < 1.5km
- \* Cannington Community College < 100m -
- \* Gibbs Street Primary School < 2.7km
- \* Curtin University < 5.1km
- \* Cannington Leisureplex < 500m - Westfield Carousel Shopping Centre < 1.5km
- \* Coker Park < 350m
- \* Cannington Train Station (Re-Opening 2025) < 1.2km
- \* Multiple bus stops within 700m

#### Financials:

Council: \$1707 per year (approx)

Water: \$650 per year (approx)

Strata: \$556.26 per qtr

responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.