

Sold



34/148 Wharf St, Cannington



## TOP FLOOR APARTMENT WITH STRONG RENTAL RETURN

Discover the perfect blend of modern design and investment potential with this top-floor apartment at 30/148 Wharf Street, Cannington. Boasting a generous rental return of \$600 per week and securely tenanted until 28th May 2025, this residence offers a ready made income stream in a highly sought after location.

Step into a spacious, light-filled living area with sleek tiled floors that make for easy maintenance, an attractive feature for both residents and investors. The contemporary U-shaped kitchen comes fully equipped with stainless steel gas appliances, ample storage and a breakfast bar, appealing to those who value both style and functionality.

Positioned for ultimate convenience, this property is just moments away from key amenities. Westfield Carousel Shopping Centre, reputable schools like St Joseph's Primary and St Norbert College, and the Cannington Leisureplex are all within easy reach, making it a desirable location for a range of renters.

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Price SOLD for \$500,000

Property Type Residential

Property ID 181

### 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

ONE

Opportunities like this are rare and in demand. Don't miss out on this solid investment – Due to a tenant being in situ ALL viewings are by appointment.

Schedule a viewing by appointment today to secure this prime apartment and watch your investment grow.

\*\*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
- \* Own car park bay
- \* 68sqm living | 12sqm balcony | 16sqm car park | 4sqm store
- \* Total strata 102sqm
- \* Perfect Investment with great tenants paying \$600 per week until 28th May 2025

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: \$1,707 per year (approx)

Water: \$650 per year (approx)

Strata: \$556.26 per qtr

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