



6/442 Canning Highway, Attadale



## 2 BEDROOM APARTMENT WITH PRIVATE BALCONY

An enviable lifestyle awaits the fortunate buyer of this second-floor apartment in a well-maintained complex.

Within pleasant walking distance to the vibrant Melville Plaza, a stone's throw from the river's edge and only meters to the nearest bus stop, this is a truly unique and unrepeatable location at this price point.

Features include huge lounge flowing onto a private balcony area, spacious kitchen with gas cooking and plenty of cupboard and preparation space, bathroom with bath and separate toilet.

The main bedroom is double sized with bedroom two having built in storage. An allocated car bay, plenty of visitors parking, large communal grassed area and all within this well-maintained group.

There are floorboards throughout the apartment with dual entrances both back and front.

Whether you're starting up, slowing down or investing for the future, this makes perfect sense!

2 1 1

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	891
<b>Floor Area</b>	84 m2

### Agent Details

Joseph Mansour - 0412 672 234

Tina Wilton - 0417 911 503

### Office Details

Applecross

21 Kearns Crescent Applecross WA

6153 Australia

08 9364 8899



Very spacious & private - call for details today as you wont be disappointed!

#### PROPERTY PARTICULARS:

Internal Area | 84 m<sup>2</sup>

Parking | Single Open Allocated Car Bay

#### 2022 - 2023 OUTGOINGS:

City of Melville | \$1,588 Per Annum

Water Corporation | \$935 Per Annum

Strata (Admin) | \$543 Per Quarter

Strata (Sinking) | \$196 Per Quarter

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