

134 Station Street, East Cannington, WA 6107



House For Sale

Wednesday, 8 January 2025

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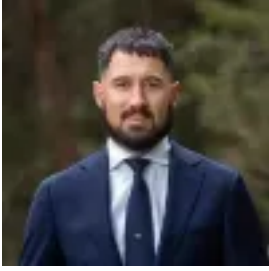
Bedrooms: 2

Bathrooms: 1

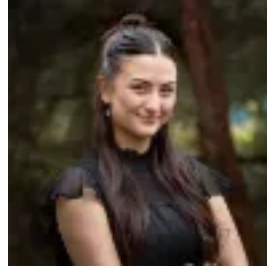
Parkings: 2

Area: 3301 m2

Type: House



Cameron Smart
0862536500



Eboni Freight
0862536500

Auction

Set on a generous 3,301sqm block with R30 zoning, this property is a rare find in the heart of East Cannington. Offering an expansive landholding in a highly sought-after location, it provides a unique opportunity to create, develop, or simply enjoy the space and lifestyle on offer. Conveniently close to schools, parks, shopping, and transport, the location ticks every box for accessibility and future potential. The home features two spacious bedrooms, a bathroom with a separate WC, and a large family room that provides a welcoming and versatile living space. An open-plan kitchen and dining area sits at the heart of the home, while additional spaces, including a separate laundry, a games room, and front and rear patios, add to its functionality and charm. This property's expansive size and R30 zoning provide significant opportunities for redevelopment or renovation, making it an ideal choice for savvy buyers or investors. Its "as is" sale condition means it's ready for you to bring your vision to life, with the freedom to shape the property according to your needs and aspirations. As always we recommend speaking with the City of Canning for the full development potential of the property. This is a unique opportunity to secure a property with immense potential in one of the area's most sought-after suburbs. With its exceptional size, zoning, and development possibilities, it's the perfect foundation for your next big project or dream home.

Auction Conditions:

- \$50,000 deposit at the fall of the hammer (EFT of Bank Cheque Accepted)
- Unconditional buyers only (no subject to finance bidding)
- 30, 45 or 60 day settlement option (from auction day)
- The property is being sold on an "as is" basis

Property Features:

- 3,301sqm block
- R30 zoning
- Two spacious bedrooms
- One bathroom with separate WC
- Large family room
- Open plan kitchen and dining area
- Separate laundry room
- Additional games room
- Front and rear patio
- Plenty of open space parking

What's Nearby:

- Directly across from East Cannington Reserve
- 1.1km Gibbs Street Primary School
- 1.8km to Beckenham Primary School
- 1.9km to Sevenoaks Senior College
- 2km to Westfield Carousel
- 2.3km to Cannington Community College
- 2.6km to St Norbert College
- 6.8km to Curtin University
- 9.5km to Perth Airport
- 16.5km to Perth CBD
- Accessibility to Welshpool Road, Albany and Leach Highway

To receive the information pack, including a digital link to download all related documents including the title, rates information, auction contract or to register for the auction online, please send through your enquiry today. Alternatively you can call or text Cameron Smart on 0411 598 969 to receive the link via SMS.

****Disclaimer:** Ray White Cannington have in preparing this advert, used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries with the relevant authorities to verify the information contained in this advert.**