

Sold



1 Cando Lane, Currambine



### Great Investment Opportunity Lease in place till Jan 24

Welcome to this lovely spacious modern townhouse excellent living for any family. Currently with long term tenants, this is your ideal investment property.

This quality three-bedroom two bathroom double storey residence is far more spacious than your average townhouse and encourages low-maintenance living for a range of potential buyers seeking a wonderful "close to everything" location in the same package.

Downstairs you have the master bedroom and ensuite as well as a generous dining and living areas that are overlooked by a modern kitchen. There is also a low care paved entertaining area and double lockup garage. Upstairs are two excellent sized bedrooms that could both fit a King-size bed, another bathroom and separate second living room that allows the entire family to spread out and enjoy their own space.

Perfectly situated close to family restaurants, medical facilities, and exceptional shopping at Currambine Central, within easy walking distance of the beautiful Delamare Park and just a short drive away from glorious beaches.

With top schools, bus stops, Currambine Train Station, the freeway, a world-class golf course at the prestigious Joondalup Resort, Lakeside Joondalup Shopping City and the heart of Joondalup's bustling CBD also nearby, there truly is no better place for you to live. Just lock up and leave – it's that simple

#### Features

- Master bedroom with en suite
- Built-in robes to the 2nd/3rd bedrooms on second floor
- Modern kitchen
- Laundry off kitchen, with outdoor access to the drying courtyard
- Internal shopper's entry off the double garage, also featuring courtyard

3 2 2 200 m2

Price	SOLD
Property Type	Residential
Property ID	4364
Land Area	200 m2
Floor Area	161 m2

#### Agent Details

Tracey Clarke - 0406 671 720

#### Office Details

Wanneroo  
945 Wanneroo Rd Wanneroo WA 6065  
Australia  
08 9206 1600



- Ducted reverse-cycle air-conditioning
- Instantaneous gas hot-water system
- Floor size 161sqm (approx)
- Low maintenance 200sqm (approx) block
- Survey Strata \$791.27 annually
- Shire Rates \$1968 annually approx
- Water Rates \$1284 annually approx

Call or Email Tracey Clarke to view on 0406 671 720 or [tracey@urbanwa.com.au](mailto:tracey@urbanwa.com.au)

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