



2 Cutter Lane Canning Vale, WA



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## Prime Position!

Ideally situated in a peaceful, private complex and offering comfort and low maintenance living, this outstanding apartment is guaranteed to impress commuters, investors and first home buyers alike.

Located within close proximity to a host of desirable amenities including Cambridge Promenade Reverse, schools, public transport, Livingston Shopping Centre, and a number of other desirable amenities the location could not be more ideal!

Immaculately presented throughout with a functional layout showcasing light and bright living areas, this outstanding property also features:-

- \*Nice and Modern
- \*Two great sized bedrooms
- \*Two Well-appointed bathroom
- \*Comfortable open plan living
- \*Well-appointed kitchen with ample bench and storage space
- \*Perfect first home for a young family or Excellent investment opportunity!

Close proximity to Gosnells Golf Club , Livingston Shopping Centre, Local IGA, Schools plus so much more

For more information, please contact Tim Huynh on 0450 435 854.

**Price:** \$UNDER OFFER BY TIM HUYNH!!

**Council Rates:** \$1,590.00/year (approx)

**Water Rates:** \$1,076.10/year (approx)