

1/1 Cameron Street, Langford, WA 6147

House For Sale

Friday, 3 May 2024



1/1 Cameron Street, Langford, WA 6147

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 275 m2

Type: House



Nikki Varga

0419956944

UNDER OFFER!

One of Perth's best buys! Act fast! Nikki Varga is delighted to present to the market 1/1 Cameron Street, Langford. With fresh paint and new flooring throughout this superbly presented 2010 built 3-bedroom 2 bathroom home with double garage is only minutes away from Roe Highway access, Westfield Carousel, Cannington Train Station and Albany Highway. With nothing to do but move in or lease out this is the perfect buying opportunity. **WHAT YOU WILL LOVE:** - Freshly painted and new flooring throughout- 3 spacious bedrooms, all with built in robes- Main bedroom with roller shutter- 2 bathrooms- Spacious open plan living area combining living, meals, and kitchen with direct access to spacious rear courtyard- Kitchen with loads of storage space, gas cooking, wall oven, microwave recess, and fridge recess- Laundry with linen cupboard- Private and spacious low maintenance outdoor courtyard- Gas hot water system- Double garage with shoppers entrance to main house and storage area **WHAT YOU NEED TO KNOW:-** Quality built 2010 home on 275sqm survey strata block- Council rates \$1,700.00 pa (approximately)- Water rates \$1,200.00 pa (approximately)- Strata fees \$468.89 (bi-annually)- covers common property maintenance and common property insurance- Approximate rental value \$570-\$600 per week For further details, do not delay contacting Nikki Varga today on 0419 956 944.**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.