

12/1 Cameron Street, Langford, WA 6147

Unit For Sale

Tuesday, 23 April 2024



12/1 Cameron Street, Langford, WA 6147

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Nikki Varga

0419956944

Offers Over \$479,000

Nikki Varga is delighted to present to the market 12/1 Cameron Street, Langford. With nothing to do but move in or lease out this immaculate 3 bedroom, 2 bathroom 2010 built home on low maintenance 200sqm survey strata block is in an ideal location with very easy access to Roe and Albany Highway. Only minutes away from Westfield Carousel and Cannington Train Station this is the perfect investment or first home buying opportunity. WHAT YOU WILL LOVE: - Freshly painted and new flooring throughout- 3 spacious bedrooms, all with built in robes- 2 bathrooms- Spacious open plan living area combining living, meals and kitchen with direct access to the rear courtyard- Kitchen with loads of storage space, gas cooking, wall oven and fridge recess- Spacious laundry with linen cupboard- Private 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 200sqm 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 or a private inspection contact 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.