

**15/1 Cameron Street, Langford, WA 6147**

**Unit For Sale**

Monday, 30 October 2023



15/1 Cameron Street, Langford, WA 6147

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 200 m2**

**Type: Unit**



Nikki Varga

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## Offers Over \$450,000

Nikki Varga is delighted to present to the market 15/1 Cameron Street, Langford. Immaculate 3 bedroom, 2 bathroom 2009 built home on low maintenance 200sqm survey strata block in ideal location with easy access to Roe and Albany Highway. Only minutes away from Westfield Carousel, Cannington Train Station and the highly anticipated soon to be Ranford Road Station this is the perfect investment or first home buying opportunity. WHAT YOU WILL LOVE: - 3 spacious bedrooms, all with built in robes- 2 bathrooms, both bathrooms with direct bedroom access- Alarm system, roller shutters to main windows and security screens throughout- Tinted windows throughout and ceiling insulated with batts- Spacious open plan living area combining family and meals with a Panasonic inverter split system (heating and cooling) with air purification system and gas bayonet- Large kitchen with an abundance of storage space, dishwasher, stainless steel appliances, gas cooking, oven, built in pantry and swing out bin- Marble look tiled floors- Large laundry cupboards as well as linen cupboard to hallway- Flick mixer taps throughout including both showers- Private outdoor courtyard with hidden washing line to side of house- Small workshop as well as storage space- Low maintenance and easy-care garden beds to front and rear of property- Instant gas hot water system- Double garage with shoppers entrance to main house WHAT YOU NEED TO KNOW:- Quality built 2009 home on 200sqm survey strata block- Council rates \$1,640.00 pa (approximately)- Water rates \$1,093.00 pa (approximately)- Strata fees \$418.88 (bi-annually)- covers common property maintenance and insurance- Potential rental income \$500-\$530 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.