

# 2 Langford Ave, Langford, WA, 6147

## Sold House

Wednesday, 21 June 2023

**Property Managers WA**

A licensed real estate agency specialising in Property Management

2 Langford Ave, Langford, WA, 6147

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Sid Sinha

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## NEST, INVEST OR DEVELOP

Calling all investors and first home buyers this is your chance to purchase this rare opportunity. Opportunities like this doesn't come every day.

Develop now or Live/rent it out and develop later while benefiting from the growth market. Build your own dream home or subdivide in future to profit. (Subject to Council approval)

Currently tenanted, this residence consists of a good-sized lounge room, open plan meals/kitchen, three good sized bedrooms, one functional bathroom, great sized backyard for the kids/pets to play and many other amazing features.

Strategically situated within close proximity to shops, schools, public transports and Woodford park, this location is ideal for first home buyers/young families and investors alike!

Features and highlights include but not limited to:

-Large 771 sqm Potential development site ( SUBJECT TO COUNCIL APPROVAL)

-Good sized lounge room

-Three bedrooms-Quality and easy-care laminate flooring throughout

-Split system air conditioning in the lounge and main bedroom

-Gas hot water storage system

-Undercover parking

-One functional bathroom

-Spacious backyard for the kids/pets to play

-Conveniently located within proximity to everyday amenities

Conveniently located only 15km (approx.) from the Perth CBD with easy access to all transport routes, Perth Airport, and a short drive to Carousel Regional Shopping Centre, Spencer Village Asian food hall and Thornlie train station are also nearby.

Location Features:

Multiple transport options are close at hand to make getting around easy:

- Closest bus stop | 200m | ~3 mins walk

- Thornlie Train Station | 2.9 km | ~6 mins drive

- Milestones Early Learning Lynwood | 140km | ~2 mins walk

- Lynwood Primary School | 700m | ~8 mins walk

- Local shops & restaurants | 950m | ~2 mins drive

- Westfield Carousel | 3.3km | ~6 mins drive

- Perth Airport | 14.6km | ~15 mins drive

- Langford Medical 800m

- Community Centre 600m

- Langford Village Shopping centre 800m

Shire Rates approx \$1.550 pa

Water Rates approx \$900 pa

Expected Rent around \$425 pw

Contact Sid Sinha 0402261106 or Chintan Parikh on 0425804647 for more information.

\*Important\* Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing,

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