

**22a Saleham Street, Lathlain, WA 6100**

**THE AGENCY**

**Duplex/Semi-detached For Sale**

Thursday, 14 December 2023

22a Saleham Street, Lathlain, WA 6100

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 474 m2**

**Type:**

**Duplex/Semi-detached**



Vanessa Naso

0419942106

## Offers

Prepare to enjoy your lifestyle in this freshly renovated survey-strata duplex, where easy care living meets a modern aesthetic on a comfortable 474 sqm block. This charming two bedroom unit, with beautiful natural light beaming throughout, welcomes you with an embrace of sophistication and convenience. Upon entry you will feel an immediate sense of "home". The living area, equipped with reverse cycle air conditioning, invites you to experience unparalleled comfort, ensuring delightful moments even on warm summer days. The heart of the home lies in the gorgeous kitchen, boasting a beautiful timber bench offering plenty of counter space & cabinetry for you to indulge your inner chef. The bathroom is adorned with elegant fixtures and gorgeous tile finishes, providing a sanctuary to indulge in. Well positioned between the two well sized bedrooms. A separate laundry has easy access to the HUGE back yard waiting to be utilised to it's full potential. Tandem parking for 2-3 cars, a big front yard, with the options to further add to this property are endless. An ideal opportunity for first home buyers, down sizers, investors & developers. Situated in the highly sought after prestige suburb of Lathlain, this residence is within walking distance to public transport, popular cafes - Laika, Grain & Kettle, parklands, and easy freeway access. NO STRATA FEES Council Rates: \$1451.90 P/A Water Rates: \$943.31 P/A Call LOCAL SPECIALIST Vanessa Naso NOW on 0419 942 106 for more information including viewing times. Dive into a life of convenience in this highly desired location. Welcome home! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.