

3 Saleham Street, Lathlain, WA 6100

CENTURY 21

Duplex/Semi-detached For Sale

Friday, 5 April 2024

3 Saleham Street, Lathlain, WA 6100

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 530 m2

Type:

Duplex/Semi-detached



Matthew Jones

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SET DATE SALE 18/04/24

Century 21 Jones Property Group is proud to present 3 Saleham Street, Lathlain. When it comes to properties offering more than meets the eye, this is definitely the type of home that springs to mind! Positioned on a healthy 530m² approx. block of land with a large 21m approx. frontage, this property has been built as solid as a rock and boasts loads of potential to tap into. With 4 bedrooms, 2 bathrooms and good-sized living area, this offers plenty for the owner/occupier looking to renovate and enjoy the spacious block in the years ahead. And for the investor looking to hold long term, there's not a lot to do here to have this presented perfectly fine for aspiring tenants. Whichever angle you are looking at this property from there's plenty here to work with! Key features include: * Single garage with roller door to the rear, providing additional space for parking and rear access to the back of the block. There is also space in front of the garage to park a car in the driveway. * Spacious front lounge room & formal dining area. This dining area space could also work quiet well as a home office or kids play zone. * Kitchen with oven, cook top, breakfast bar, skylight and ample storage. * Informal dining/meals area with outdoor access to utility room. * Master bedroom, well positioned to the front of the home with walk in robe and ensuite. * Ensuite to Master with shower, vanity and WC. * Minor bedrooms 2, 3 and 4 all a good size. * Main bathroom with bathtub, shower and vanity. * Laundry with outdoor access to utility room and WC. * Outdoor utility room to the rear of the home.* Large backyard with plenty of potential to either extend the main foot print of the home or remove the utility room and put in a gabled patio. There is heaps of potential to tap into to the rear of this block! * Ducted air-conditioning.As an individual property purchase this is an excellent opportunity to get into an in-demand inner city suburb with a property that you can upgrade to however you wish over time. If purchased as a pair with 3A Saleham Street the opportunity becomes even more enticing with the potential to have 2 street front properties in Lathlain with a frontage of approximately 37m, making this a very unique proposition indeed! Whether you are an owner/occupier looking to purchase as an individual, a large family looking to live side by side with a relative or a savvy investor keeping one eye on the future landscape for Lathlain there's definitely something here for everyone. Both properties find themselves surrounded by convenience with bus and rail transport close by as well as the popular Rayment Park, Lathlain Primary School, and new Lathlain Oval precinct all just a short stroll down the street. With a quick train ride getting you to the CBD, Crown Casino, Optus Stadium and so much more, there's no wonder the competition to get into Lathlain is so fierce! The 2 properties are being advertised to be sold individually or together via a Set Date Sale with all offers to be presented by no later than 5pm on the 18th of April 2024. All offers will be presented to the seller by this date or earlier. The seller reserves the right to sell either 3 or 3A individually or together prior to the closing date. This unique opportunity is not to be missed so to avoid disappointment be sure to express your interest with Matthew Jones today on 0432 440 453! All home opens are as scheduled on-line and private viewings are available by request.