

# 41B Lodesworth Road, Westminster, WA 6061

## House For Sale

Wednesday, 3 April 2024

41B Lodesworth Road, Westminster, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Kettle

0403177680

## Suit Buyers High \$400,000's

Beautifully presented 3x2 street front home situated in one of Westminster's most convenient locations on the Balcatta border with outstanding proximity to shopping, cafes, and Reid Hwy access. This low maintenance NO strata fee lifestyle property will tick a lot of boxes for a wide variety of buyers from the first home buyers to the astute investor. The generous open plan living with timber flooring and reverse cycle air conditioning, flows nicely out to the awesome alfresco area with amazing pitched pergola with ceiling fan and tv bracket, perfect for entertaining family and friends. The kitchen boasts plenty of cupboard space, modern stainless-steel appliances including dishwasher and breakfast bar. All three bedrooms have reverse cycle air conditioning and built in robes with the large master with ensuite and walk in robes. Two functional bathrooms, main including bathtub. The double auto remote garage includes a large storage area and access to the back alfresco and extra loft storage. This is an outstanding property in a great location perfect for all you FIFO workers that need low maintenance and great airport access, with no strata fees and security while your away, this is a must inspect! Features include: Security cameras with monitor No Strata Fees Year built 2009 Land size 236m<sup>2</sup> Build area 132m<sup>2</sup> Shire rates Approx \$1,580.43 Water rates Approx \$ 970.77 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.