

# 44 Shaw Street, West Lamington, WA 6430

## House For Sale

Wednesday, 13 December 2023

44 Shaw Street, West Lamington, WA 6430

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 953 m<sup>2</sup>**

**Type: House**



Shack Evans  
0890801900

**\$285,000**

Situated in the family friendly location of West Lamington is this three-bedroom, one bathroom home. If you are a first home buyer looking to get into your own home, or a family who desires more space for the children to run around- it's time to take a walk through this property today! This home features:- 3 Bedrooms- 1 Bathroom with combined bathtub and shower- Open plan kitchen- Dining area (just off the kitchen)- Central living area, with beautiful natural light- Wood fire heating- Spacious laundry with double trough sink- Ducted air conditioning- Double carport with remote door Outside this property there is an undercover area, perfect for entertaining with friends and family and a 6m x 6m (approx.) powered shed too! Located on a generous 952m<sup>2</sup> block (approx.) this property provides you the space to enjoy your hobbies and interests with plenty of room to spare. Give this backyard a makeover and enjoy it as you own for many years to come. Whether that be a larger shed, pool or a fire pit area- treat this backyard space as a blank canvas! This property may need a little bit of love and care when it comes to its looks however, with its fantastic location, large block size and spacious shed- this type of property is rare with this price tag! Take a walk through this home today, call Shack Evans on 0439 414 711 for a viewing. Council rates: \$2,239.00 pa Water rates: \$275.72 pa