

**48 Graeme Street, Lamington, WA 6430**

**Professionals**

**House For Sale**

Friday, 5 January 2024

48 Graeme Street, Lamington, WA 6430

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 508 m2**

**Type: House**



Larissa Todd  
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Team Platinum  
0890809200

**\$435,000**

Discover the perfect blend of quaint charm and modern convenience in this beautifully renovated cottage-style home nestled on a corner block in Lamington. With its timeless appeal and thoughtful upgrades, this residence epitomizes the best of both worlds. Features include: • 3 Bedrooms all with built in robes • 2 Bathrooms • Open plan kitchen, living and dining • Laundry in 2nd bathroom • Bottled gas for Instant hot water & cook top • Dishwasher • 4 Split systems for heating & cooling • Below ground pool • Powered shed • Off street parking • 508m<sup>2</sup> • Built approx. 1910 • Council rates - \$2,103.48 per annum • Water rates - \$285.00 approx. per annum • Leased until May 2024 @ \$750 pw

The backyard is perfect for those who love spending time in nature, with a well-maintained garden and a walkway leading to the pool area. Don't miss out on the opportunity to own this beautiful house and contact us today to arrange a viewing and experience the charm and comfort firsthand. \*Conjunctionals Welcomed

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy can not be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants and purchasers should make their own enquiries to satisfy themselves on the pertinent matters. Details herein do not constitute any representation by the owner or the agent and are expressly excluded from any contract.