

**69 Goddard Street, Lathlain, WA 6100**



**House For Sale**

Saturday, 9 December 2023

69 Goddard Street, Lathlain, WA 6100

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 440 m2**

**Type: House**



Michael Keil  
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## EOI from \$749,000

Come home to family charm with this lovely three bedroom home nestled in the heart of sought-after Lathlain. Offering well sized rooms, a spacious backyard and elegant original features, this property is a wonderful next step for the astute buyer. Enviably positioned close to the city, Optus stadium and renowned amenities, a spectacular lifestyle awaits! The exposed brick facade and manicured front gardens assert this residence from the streetscape. The home opens with a gallery-style entrance onto high ceilings and solid wood flooring. Two of the bedrooms, both well sized, are located at the front of the home. A formal living room with a split system air conditioning unit provides an excellent space in which to unwind after a long day's work. The kitchen is well appointed with lots of bench space, overhead cupboards and modern appliances. To the rear, the sitting room looks over the backyard and provides numerous options for potential use. The third bedroom ensures ample accommodation for a growing family. Transitioning from indoor to outdoor living, a well-sized backyard with a courtyard and grassed area will allow you space to entertain family and friends on summer days. The perfect next home for any family, this is not one you want to miss. Contact Michael Keil today to register your interest!

**Property features:** Charming exposed brick facade Paved car spaces Manicured front gardens Low maintenance synthetic lawn Gallery-style entrance Two well sized bedrooms positioned at the front, one with a ceiling fan and reverse cycle air conditioning unit Updated bathroom with vanity, and combined bath and shower Formal living room with mantle and split system air conditioning High ceilings throughout Ornate cornices Spacious kitchen with a freestanding oven, lots of cabinetry, tile splashback Solid timber flooring Sitting room overlooking the backyard Ceiling fans throughout Laundry with separate WC Third bedroom at the rear Paved courtyard and grassed area Garden shed NBN Security system Reticulation Block Size: 440 sqm Water Rates: \$1,093.14 pa Council Rates: \$1,857.61 pa

**Location Features:** Close to Lathlain Primary School and St Clare's School Easy access to Perth City and Perth Airport Close to Perth Stadium and Crown Entertainment Precinct Just a short stroll from Lathlain Park Close to public transport

Expression of Interest closes 19 December 2023 at 6.30pm (unless sold prior). 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.