

**7A Letchworth Centre Avenue, Salter Point, WA  
6152**



**House For Sale**

Thursday, 1 February 2024

7A Letchworth Centre Avenue, Salter Point, WA 6152

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 515 m2**

**Type: House**



Matt Johnstone-Summers  
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## First Time Offered

For Sale by Open Negotiation (flexible conditions online auction). The Auction is underway and the property can sell at any time. Contact Matt on 0411 467 010 immediately to become qualified & avoid disappointment. Open to all buyers, including finance conditions. Contact me to find out more or visit [www.openn.com.au](http://www.openn.com.au) Built in 1991 with solid brick and tile construction this delightful family home is sure to appeal to many buyers, from those starting out, families looking for a place to call home and even investors or those wanting to demolish and build will see the potential in this fabulous riverside residence. The Location Positioned perfectly in the heart of Salter Point it is 100m to Raktacino Cafe, 500m to the Canning River at Sandon Reserve, 1km to Welwyn IGA, 3kms to Waterford Plaza, 2.5kms to freeway entries and trains at Canning Bridge plus it's only 15kms to Fremantle and 11kms to the city. You'll be in the catchment for Manning Primary School only 1.2kms away and Como Secondary College is 2.7kms away plus St Pius X Catholic School 1.3kms, Aquinas College 1.2kms, Clontarf College 4kms are also near by. The Features\* Brick and tile construction with extensive brick paving\* Paved off street parking plus a double garage with tilt a door \* Formal front entry from paved front porch\* Massive formal lounge off front entry\* Open plan kitchen with plenty of cupboard and bench space \* Kitchen overlooks formal dining room\* Large master bedroom with walk in robe and private ensuite with separate WC\* Two other carpeted bedrooms with double built in robes\* Big family bathroom with separate shower and bath\* Large laundry off kitchen with access to rear garden\* Reticulated lawns and gardens\* Alarm system \* Ducted air conditioning throughout plus split system to master bedroom\* Enclosed pet run with inside access\* Huge back yard with two storage sheds\* Established gardens and mature plants throughout

**In Summary** The motivated sellers have purchased elsewhere so this property will be sold, get qualified today to ensure you do not miss out on this highly sort after property in a very high demand location. **Note** The property is being sold as is, the seller makes no warranties regarding any of the fixtures or fittings. An Electrical Compliance Certificate has been issued and a copy will be provided to buyer prior to settlement. **Sizes:** 130 sqm Building Area 515 sqm Block **Rates:** South Perth Council \$3,681.81 per annum Water Corporation \$1,164.47 per annum **Zoning:** R20 **Title Particulars:** Lot 2 on Strata Plan 21437 Volume 1907 Folio 276 **DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.