

# 7D Upton Place, Langford, WA 6147

THE AGENCY

## House For Sale

Thursday, 7 December 2023

7D Upton Place, Langford, WA 6147

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 302 m2

Type: House



Janey Pagels  
0408901858

## Buyers Above \$338,000

This light and bright unit at 7D Upton Place offers a spacious and inviting living space with an array of desirable features. The open-plan front lounge showcases tiled floors and elevated ceilings, creating an elegant and contemporary ambiance. With three generously sized bedrooms boasting elevated ceilings, it provides an airy and open atmosphere throughout. The bedrooms have been freshly painted and feature near-new laminated floors, ensuring comfort and style. The property also has a light bright bathroom which is appointed with quality fixtures and fittings, including a glass shower, and molded vanity.

**Key Features:** Two King bedrooms with robes and carpets and one double sized room all with split system air-conditioning. Elevated Ceilings throughout the whole home. Freshly Painted Open-Plan Front Lounge with Tiled Floors and Elevated Ceilings and split system air conditioning. Bright bathroom upstairs. Ample Storage Space. Proximity to Schools, Shopping Centres, and Public Transport. Quiet Location for Serene Living. Additional Parking Spaces Available. Rear Yard with Sheds and huge patio. Reticulated gardens front gardens.

**Location:** Situated in a tranquil locale, this property is conveniently located near schools, shopping centers, and public transport, making daily errands and commuting a breeze. The quiet neighborhood offers a peaceful retreat from the hustle and bustle of city life. The unit also boasts extra parking spaces, a rear yard with two sheds for added storage, a grassed area for outdoor activities, and a paved patio perfect for entertaining or relaxation.

**IMPORTANT INFORMATION:** This property is being sold below market value. This is because of legal proceedings against 5A in the complex. The strata fees are currently \$2000 per quarter to cover repayment of Legal costs as well as normal strata fee. The trial has been completed and is just awaiting judge ruling which will be handed down within the next few months. The current owner will pay the strata fees for one year (\$8000) for the new owner coming in as a buffer for this finalization period. At the end of 2024 at the December AGM residents will vote on the strata fee contributions for the following year. RATES 1532.35 COUNCIL RATES 922.54 WATER STRATA FEE COVERS BUILDING INSURANCE. Call Janey 0408901858 to discuss.

**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.