

8 Meyrick Way, Langford, WA 6147



House For Sale

Monday, 15 January 2024

8 Meyrick Way, Langford, WA 6147

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 943 m2

Type: House



David Milkovits
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Offers Invited

Offered 'AS IS WHERE IS' this well loved 4 bedroom family home is starting to show her age - however the home is still livable and rentable but the real value rests in the corner location which gives rise to develop at a higher density subject to Relevant Authority approvals (See Below**). Resting on a 943 sqm corner in a leafy tree lined loop road the highly desirable location is just a short walk to College, Playing Fields, Brookman Primary School, Local Shopping & Medical and Public Transport with super easy access to major transport arteries. With 4 good sized bedrooms, a large family bathroom PLUS a separate shower room, well appointed kitchen and spacious living area inside as well as outside, a house width patio looks out to a large shed/garage and double carport at the side with gated access from the side street. Zoning is R17.5 however as a corner lot, special conditions can apply to develop at a higher density (**Contact a Planning Officer at City of Gosnells 9397 3000 for information) The home is offered 'as is where is' and you are welcome to bring your builder/decorator by appointment prior to making an offer. NOTE: There are designated Sellers Conditions of Sale forming part of any offer - you can obtain details from the agent prior to viewing or making an offer by email contact. In a Nutshell... Large bright reception room Separate entry foyer Open Format dining Light Filled Well Appointed Kitchen 4 Bedrooms Family bathroom (wheelchair friendly) 2nd Separate Shower Room Covered outdoor patio Wall Mounted Air Conditioners Ceiling Fans Double Carport + Garage with side street entry Huge 943m Corner site with potential (STCA) Reward yourself and secure your future Call David Milkovits - Over 2500 Local Homes Sold PRICE GUIDE AVAILABLE? : Yes! Click the "Contact Agent" or "Get in Touch" button at the side. Rental Estimate \$600 + Approximate Rates Council 1600 Water 930 VIEWING PERIODS are by appointment. IMPORTANT: While care is taken to gather data from usually reliable sources the information provided is for use as a guide only and does not form part of any contract and should not be taken as an accurate representation. Drawings and diagrams are not to scale and distances are approximate. Intending buyers should rely solely on their own enquiries.