

**87 Lyall Street, Lamington, WA 6430**

**Sold House**

Monday, 22 January 2024

87 Lyall Street, Lamington, WA 6430

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Iris Haynes

0420471461

**\$425,000**

Here is your dream first home delivered to you on a silver platter. It has the 5 "Must haves" that most buyers ask for in Kalgoorlie-Boulder: 1. Move in ready – Neatly renovated 2. Good location – Lamington lifestyle 3. Powered shed – Airconditioned 4. Good access to shed – Automatic sliding gate 5. Off street parking – Plenty of space for cars, trailers and caravan

Have I got your attention? Hopefully you are ready to buy now and can snap this rare opportunity in the current market. This home is available for you to move in after settlement. Let's explore what's available and awaiting you:

- 3-Bedrooms and 1-bathroom renovated home
- Main bedroom has a his & her built in robes
- Neat kitchen
- Bathroom with shower and bath and good storage
- Good flooring and window treatment throughout
- 3 Reverse cycle split system air-conditioning
- Ducted evaporative air-conditioning
- Tile fireplace
- Laundry with storage cupboards

The whole block has a lot of different areas on offer and will allow plenty of space for all. The outside features:

- 10m x 9.5m powered, air-conditioned shed (approx.)
- Shed has 3 bay roller doors
- Secure storage for all toys
- Further large garden shed
- Access to rear via auto sliding gate
- Plenty of space for parking
- Small green lawn area

If you are still reading and saying YES YES YES, then grab your phone and call Iris Haynes on 0420 471 461 to arrange a private inspection for ready to purchase buyers. Council rates: \$2,004.77 pa Water rates: \$275.72 pa