

**9/39 Woodmore Road, Langford, WA 6147**

**Unit For Sale**

Wednesday, 6 March 2024

9/39 Woodmore Road, Langford, WA 6147

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 114 m2**

**Type: Unit**



Janey Pagels  
0408901858

## Buyers Above \$430,000

Nestled in a serene and well-maintained complex, 9/39 Woodmore Road offers a tranquil living experience in the heart of Langford. Situated on a quiet street and backing onto bushland reserve, this property provides a peaceful retreat from the hustle and bustle of daily life. Features: • 1 Master suite with carpets, a large built-in robe, providing ample storage space and split system Air conditioner • 2 additional spacious bedrooms with carpets and blinds. • 1 neutral-toned bathroom • Open plan front living area with comfortable carpets and a split system air conditioner, carpets and blinds. • Kitchen and Dining area boasts tiled floors, and generous space for a large dining table. • Large neutral kitchen area providing functionality and convenience and plenty of cupboards. • Large rear yard, perfect for outdoor entertaining has so much potential. • Close proximity to all amenities including public transport, schools, and a shopping centre, ensuring convenience and accessibility for residents. Located in Langford, this property enjoys the benefits of a convenient location with easy access to essential amenities. Public transport options are nearby, making commuting a breeze. Schools and a shopping centre are also within close reach, providing everything needed for comfortable living. Strata Fees – \$635.22 per quarter Rates – \$1607.53 Currently tenanted until 12TH NOVEMBER 2024 Contact Janey Pagels at 0408901858 to schedule a viewing and seize the opportunity to make this peaceful retreat your new home. 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.