

25/1 Cameron Street, Langford, WA, 6147

House For Sale

Wednesday, 25 September 2024



25/1 Cameron Street, Langford, WA, 6147

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Nikki Varga

0419956944

Do not delay on this one!

Nikki Varga is delighted to present to the market 25/1 Cameron Street, Langford.

Grand opening, Sunday 29th September 11.20am-12.00pm!

Welcome to this perfect buying opportunity! Whether you are an investor or looking for a low maintenance family home, this property will tick all the boxes! Nestled in the heart of Langford within very close proximity to the new proposed Nicholson Station, this beautifully designed 3-bedroom, 2-bathroom two-storey residence offers the perfect blend of comfort, style, and easy-care living.

WHAT YOU WILL LOVE:

- 3 Generous sized bedrooms, all rooms with built in robes.
- 2 Bathrooms, and 3 toilets.
- Laundry with linen closet.
- Spacious open plan living area that flows seamlessly from the inviting living and dining room to the modern kitchen, perfect for entertaining family and friends.
- Kitchen with stainless steel appliances, ample counter space, an abundance of overhead cupboards, dishwasher, double door fridge recess and breakfast bar, this kitchen is a chef's delight!
- Low maintenance private backyard.
- Reverse cycle split system to the main living area.
- Double garage with shoppers entrance to main house.

WHAT YOU NEED TO KNOW:

- Built in 2010 on 203sqm survey strata title.
- Close to schools, parks, shopping, and public transport.
- Council rates: \$1,700 pa (approximately).
- Water rates: \$1,400 pa (approximately).
- Strata fees: \$887.78 per annum, covers the common property insurance and maintenance.
- Rent return approximately \$650-680 per week.

Don't miss this opportunity to make this lovely Langford home your own! Contact Nikki Varga today on 0419 956 944.

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.