

**4 Langdale Street, Wembley Downs, WA, 6019**

**DUET**

**House For Sale**

Sunday, 8 September 2024

4 Langdale Street, Wembley Downs, WA, 6019

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Greg Williams  
0862447860

## **SWEEPING VALLEY VIEWS**

### **THE FEATURES YOU WILL LOVE**

With sweeping valley views from an elevated position just metres from the City Beach border, this delightful, character residence combines the warmth and charm of yesteryear with the creature comforts of today. Centred around a stylish kitchen and a bright, free-flowing living and dining area, the property offers both front and rear alfresco entertaining options and a large, enclosed grassed play area. With a sparkling, modern bathroom, air-conditioned bedrooms with fitted robes and masses of basement storage, life here today is as comfortable and rewarding as ever.

### **THE LIFESTYLE YOU WILL LIVE**

This highly sought after setting is well known for its undulating landscape, towering trees and picturesque valley views which combine to create a coastal village feel. Footsteps from the City Beach border where a series of interconnected parks meander all the way to the beach crossing through some of the finest coastal land in Perth, this is a vibrant outdoor community surrounded by natural beauty. Within the sought after Kapinara Primary catchment area and with Holy Spirit Primary just around the corner and Hale, St Marys, Churchlands SHS and Newman all nearby - whether you are relaxing in style at home, making your way to the beach, or strolling to Empire Village to catch-up with friends, the choice is all yours.

### **THE DETAILS YOU WILL NEED**

City of Stirling Rates: \$2182.77

Water Corporation Rates: \$1,131.06 per annum

Land Area: 388m<sup>2</sup> (approx.)

Build Area: 80m<sup>2</sup> (approx.)