

7 Latham Road, Ferndale, WA 6148

House For Sale

Wednesday, 24 April 2024



7 Latham Road, Ferndale, WA 6148

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 694 m2

Type: House



Nikki Varga

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UNDER OFFER!

The perfect 1st home or investment! Nikki Varga is delighted to present to the market 7 Latham Road, Ferndale. In a sought after location only a stroll from Canning River Reserve is this superb 3 bedroom, 1 bathroom home on corner block with so much potential. Located in the Lynwood Senior High School zone and close proximity to Westfield Carousel and all amenities, this one is priced to sell and will not last long! **WHAT YOU WILL LOVE:-** 3 Bedrooms, 1 bathroom.- Separate lounge room with gas bayonet.- Combined kitchen/meals area.- Kitchen with upright gas cooker.- Enclosed patio area with gas bayonet.- Gas hot water system.- Ducted evaporative air-conditioning throughout.- 5 x solar panels.- Large shed/workshop. - Paved patio as well as large grassed area, the perfect blank canvas.- Double carport with manual doors. **WHAT YOU NEED TO KNOW:-** - Solid brick and tile home built in 1977 on 694sqm green title corner block.- Council rates \$1,700 pa (approximately).- Water rates \$1,300 pa (approximately). For further details do not delay contacting Nikki Varga on 0419 956 944. **Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.