



# FOR SALE

## SUITS INVESTORS AND OWNER OCCUPIERS

This neat, well-presented, and conveniently-located 3 bedroom house will be a perfect investment property delivering rewarding rental income. It will also suit downsizers, or a young family looking to purchase their first home.

The home has been recently renovated with a fresh coat of paint, new flooring, and carpet, and is ready to move in. Built with low maintenance in mind, the property will provide a comfortable and easy living to the occupants. The living, dining, and kitchen areas integrate smoothly providing a good flow when it comes to entertaining. The other side of the home consists of three newly carpeted bedrooms all of good size and each room has a large window. The spacious bathroom has both a bathtub and a shower cabinet. There is a separate WC in the laundry area.

### Features

- Block size is 307m2
- Built in 1978
- 3 bedrooms, one bathroom, one WC
- Large lounge/living/dining areas complemented by large windows
- Kitchen with good storage spaces and gas cooking
- Spacious front yard
- Laundry room with easy access to the backyard clothing lines
- A garden shed is provided in the backyard

### Location

- 20 mins to Perth CBD
- 16 mins to Perth Airport
- 6 mins to Westfield Carousel Shopping Centre
- 4 mins to Spencer Village Shopping Centre
- 4 mins to Thornlie train station
- 6 minutes to Lynwood Senior High School
- Various parks and reserves can be found in Langford, providing recreation and activities spaces
- Walk to Langford Park Sporting complex
- Langford Village Shopping Centre is located diagonally opposite, with a good range of shops, restaurants, pharmacy, medical center etc

3 BED | 1 BATH | 0 CAR

### PRICE:

From 299,000

### OPEN FOR INSPECTION:

N/A



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