

**105 Goddard Street, Lathlain, WA, 6100**



**House For Sale**

Sunday, 3 November 2024

105 Goddard Street, Lathlain, WA, 6100

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Scott Fletcher

## Live large, renovate & prosper

Absolutely ALL offers to be presented. To be sold via End Date Sale on or before Tuesday 12th November 2024 at 6:30pm. The Seller reserves the right to sell prior to the advertised End Date.

To visit the property, pedestrian access is from Orrong Road, and it is probably easier to park via the end of Cornwall Street (the property faces Goddard Street, Orrong Road and Cornwall Street).

Make your dream of family living in Lathlain a reality with this charming and affordable mid-1960s home set on 794 sqm of prime near-river land. This solid property is a well-arranged canvas inviting you to reimagine its character and create your own ideal lifestyle with seamless connectivity to the city, Crown Casino, Victoria Park, the airport, and more. Requiring TLC, there's ample opportunity to add some love and value to this large home in a much sought after suburb.

Featuring three bedrooms, one bathroom, a central kitchen, and not just one or two living areas, but THREE. This property's floor-plan is ideal for families looking to grow, entertain, and make lasting memories. With plenty of space on offer and high ceilings adorned with decorative cornices and timber floorboards hidden beneath the carpets, the classic details offer a beautiful foundation to bring your dream design vision to life.

The resort-inspired pool and surrounds showcases timeless vintage elements that have come full circle. Check out the feature curved brick wall, breeze blocks, and quality pavers. A fresh coat of paint would effortlessly elevate these features, offering a quick and stylish transformation to enjoy this summer. The rear yard features a covered verandah overlooking the garden, perfect for relaxing, entertaining, and pottering, along with a spacious drive-in workshop or garage that provides ample storage and workspace for an array of hobbies or projects. Tradies and those who require vehicle side access will love what's on offer.

The kitchen boasts a distinctive and functional scullery layout, complete with timber cabinetry. You might opt for a quick refresh with a fresh coat of paint on the existing kitchen or undertake a full renovation to fully maximise this space. Featuring a dishwasher, oven, and 4-burner electric cooktop, the kitchen is completely equipped and ready for use.

Three spacious living areas flow seamlessly together, with the flexibility to create private zones as required. The formal lounge at the front offers a private retreat, while the central living area connects to the dining for easy entertaining. At the rear, a flexible games room awaits, ideal as a kids' retreat, creative studio, or a blank canvas ready for a master ensuite conversion if your lifestyle desires.

Notable features include:

- 3-bedroom, 1-bathroom solid brick and tile home built in 1966.
- Set on a generous 794 sqm of flat, usable land.
- Fully gated property with drive-through access to a secure brick garage or workshop (3.5m by 7m approx.)
- 3 bedrooms are appointed with built-in robes.
- A formal front lounge fitted with an in-built gas heater.
- Classic details include high ceilings, decorative cornices and timber floorboards under the carpets (condition unknown).
- An open-plan, central kitchen equipped with a 600mm electric oven, 4-burner electric cooktop, and a dishwasher.
- Kitchen features a scullery-inspired layout, seamlessly blending a subtle kitchen-laundry combination.
- Bathroom with a bath, shower, and vanity.
- Separate W/C, plus an additional W/C outhouse, accessed from the back verandah.
- Impressive amount of outdoor space including a huge below-ground pool at the front with a raised pergola, poolside undercover seating, and a built-in room to conceal the pool equipment.
- The rear boasts a covered back verandah overlooking the gardens with easy access to the workshop.
- Security screen front door, high brick fencing, and security gates.
- Ducted evaporative air conditioning throughout.
- Solar hot water system.

- Situated within the Lathlain Primary School and Belmont City College catchment areas.
- Council rates: \$2,239.11 pa
- Water rates: \$1,153.56 pa

Just moments from Lathlain Primary School, the Swan River, and the lively Victoria Park town centre, this prime location offers seamless access to every amenity and leisure option imaginable, delivering a vibrant lifestyle defined by convenience and connectivity.

Presenting an exciting opportunity for families, first-home buyers, and investors alike to establish themselves in the thriving suburb of Lathlain, offering a well-designed floorplan and timeless character as a foundation to build upon well into the future.

\*This property will be sold as is.

\*The image of the pool has been edited for marketing purposes. The Sellers will have the pool cleaned and the fencing compliant prior to Settlement.

To learn more, get in touch with Scott Fletcher on 0412 181 122 or at [scott.fletcher@belleproperty.com](mailto:scott.fletcher@belleproperty.com).