

60 Southgate Rd, Langford, WA, 6147



House For Sale

Tuesday, 19 November 2024

60 Southgate Rd, Langford, WA, 6147

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House

Invest and Nest!

Welcome to 60 Southgate Road, Langford.

Attention! Great investment opportunity! This three bedroom, one bathroom, 1970's brick home on 693 sqm of GREEN TITLED land is solid, packed with potential and move in ready!

INVEST - LANDBANK - RENOVATE - BUILD - DEVELOP? The Choice is Yours! Whether you're looking to invest, subdivide, develop or build your dream family home you can move in or lease the property while you decide.

Zoned R20/R30 with an approx. frontage of 18.1m. All development/building is subject to approvals from the City of Gosnells and/or WAPC. We recommend that all buyers make their own enquiries with relevant authorities.

WHAT'S TO LOVE INSIDE?

- Light and bright with high ceilings
- Lounge / TV room
- Fully functional kitchen and meals area
- Large master bedroom
- Generous size second and third bedrooms
- x4 brand new reverse cycle A/C split systems
- Jarrah wood floor boards
- Large laundry with separate toilet

WHAT'S TO LOVE OUTSIDE?

- Single carport
- Open space parking for additional cars, caravan or trailer
- Gated access
- Alfresco entertaining area
- Huge grassed area for kids & pets to play
- New rear boundary fence
- Shed

ADDITIONAL FEATURES/IMPROVEMENTS:

- Freshly painted throughout
- Freshly polished Jarrah floorboards
- New Hisense reverse cycle A/C split systems - lounge and all bedrooms
- New rangehood
- New light fittings
- Security screen

WHAT'S TO LOVE ABOUT THE LOCATION?

- 0.35 km walk to The Langford village shopping Centre
- 0.5 km to St. Jude's Catholic School
- 0.62 km to Brookman Primary School
- 1.98 km Lynwood Senior High School
- 3.7 km to Westfield carousel shopping centre
- 2.5 km to Thornlie train station
- 2.7 km to the Whaleback gold course
- 5 km to Riverton Shopping Complex
- 19 km from Perth CBD
- 15 minutes drive to Perth Airport

This property is exclusively listed with 'The Bid' 2024 and will be featured at our highly anticipated Auction Event on December 14, 2024, designed to connect buyers like you with exceptional properties. Join us for a morning of auctions at the Ray White South Perth office located at 78 Angelo Street, South Perth.

In order to assist buyers to navigate (what can be) a frustrating market in which many are continually missing out on a property by finding themselves in a multiple offer scenario, 'The Bid' will provide a completely transparent opportunity to purchase. No more guessing games.

Please contact Jack Shaw on 0466 898 054 for more details. (CALL OR ENQUIRE FOR QUICKEST RESPONSE)

SOLD AS IS, WHERE IS:

- The Seller sells the property and makes no warranties or representations as to the chattels, the buildings and/or improvements, nor the workings of the property being electrical, mechanical, gas or plumbing equipment whatsoever and it is deemed the Buyer has made all their own necessary inquiries in regard to the property and to the relevant authorities and/or persons (including in relation to zoning/development potential of the land) to satisfy themselves in total with the purchase and the Buyer purchases the Property on an "As-is-Where is-With All Faults (if any)" basis effective as of the date of this contract.

***Disclaimer: Ray White South Perth have in preparing this advert used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Reference to a school does not guarantee availability of that particular school. All distances are estimated using Google maps. Prospective purchasers should make their own enquiries with the relevant authorities to verify the information contained in this advert. ALL boundary lines and size on imagery is APPROX only.**