

# 1/31 Astley Street, Gosnells, WA 6110

## Unit For Sale

Tuesday, 16 January 2024



1/31 Astley Street, Gosnells, WA 6110

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 208 m2

Type: Unit



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## EXPRESSION OF INTEREST

This "corner cracker" of a delightful 3 bedroom 2 bathroom home not only occupies a commanding position just footsteps away from restaurants and sprawling waterside parklands, but also offers contemporary low-maintenance "lock-up-and-leave" living for all involved. Outdoors, a paved open-air courtyard encourages private entertaining, off the tiled open-plan living, dining and kitchen area. There, split-system air-conditioning meets double sinks, tiled splashbacks, a dishwasher recess, stainless-steel range-hood, gas-cooktop and oven appliances and decent over-head and under-bench storage options. Full-height triple-sliding-door built-in wardrobes grace the larger master-bedroom suite, alongside an intimate ensuite bathroom with a shower, vanity and toilet. Servicing the two spare bedrooms is a practical main bathroom, where a shower and separate bathtub help cater for everybody's personal needs. Other features include, but are not limited to:

- Carpeted bedrooms
- External access, from the laundry
- Security-door entrance
- Skirting boards
- Established gardens
- Single lock-up garage
- Land size - 208sqm (approx.)

In terms of location, also nearby are bus stops, Gosnells Train Station, Primewest Gosnells Central Shopping Centre, community sporting facilities and excellent local schools - Lumen Christi College amongst them. Talk about convenient! Distances to (approx.):

- Gosnells Train Station - 800m
- Gosnells Central Shopping Centre - 850m
- Gosnells Primary School - 1.3km
- Perth Airport (T1 & T2) - 18.4km
- Perth CBD - 25.0km

Water rates: \$984.18 p/a (approx.) - For period 01/07/2023 to 31/12/2023 Council rates: \$1705.00 p/a (approx.) Strata fees: \$202 p/q (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.