

# 1 Durack Crescent, Gosnells, WA 6110



## Sold House

Thursday, 22 February 2024

1 Durack Crescent, Gosnells, WA 6110

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 494 m<sup>2</sup>

Type: House



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## Contact agent

This is just some brilliant buying. Look past the bits and pieces and focus on the bricks and mortar and you'll see that this is an incredible opportunity! Built big, it's one of the bigger three-bedroom homes you'll find on the market today and certainly the biggest value! We're selling "as-is" with this one. WHAT'S THE STORY? Ok, so it looks a bit untidy but don't focus on that. Now, I've really been here, so I can tell you that the photos aren't really showing it as it really would be if it wasn't for the distractions of all the bits and pieces. The flooring is rather odd looking, going this way and that, but it's vinyl that's been put over the top of the tiles. The tiles are still there, and so far as we know, they're still all good! The kitchen is old and you'll likely replace that. It's a really good space, with heaps of room for you to make it what it should be. There's room to add about twice as much bench space as there is currently so you can put in all kinds of features and storage. There are three living areas. You've got the lounge room at the front, the meals area in the middle and the family room at the back. The bedrooms are all a very decent size, and all three have built in robes. The bathroom is big and so is the laundry. I think we can sum this up here... This whole place, it's a good size. Out the back is the a great paved area, with a patio. There's plenty of garden area around the property and good Colourbond fencing the whole way around. HERES SOME THINGS TO KNOW ABOUT It's a 494sqm block. It has a huge solar power system on the roof. It's air conditioned. There's a school right over the street. FAQs WHAT DO YOU MEAN "AS-IS"? We're selling as-is where is. By that we mean we're not cleaning it up and things will be what they will be. You can get a structural report to confirm the house is structurally sound, a termite inspection to ensure there's no white ants in the roof, but that's the extent of it. If there's a light that's not working, or a window that's broken or a door handle that's a bit wobbly or whatever... then it is what it is. We don't have a list of what's working and what's not. Assume you'll have a few things to fix. IS IT TENANTED? It is at the moment but will be vacant at settlement. WHAT'S THE RENTAL APPRAISAL? \$480-\$530 per week, after a good scrub. If you renovate it all... more than that. It depends how nice you make it! IS IT HABITABLE? Oh Yeah! I'm making it seem like it's a lot of work, but in many ways I reckon it's that deep clean that it needs more than anything. You, a bottle of JIF, some scrubbing brushes, maybe a few tip runs and a bit of time. HOW MUCH ARE THE RATES? City of Gosnells \$1975/year for 2024 Water Corp \$875/year for 2024 CAN I COME AND SEE IT? Yes, send us an email and we'll confirm viewing times. We have a video walk-through if you can't make it in person. WHAT NEXT Hit the email agent button at the bottom of this webpage and we will be in touch with you to make a time to see it for yourself.