

12B Gosch Street, Hamilton Hill, WA 6163

VIVID*

House For Sale

Tuesday, 11 June 2024

12B Gosch Street, Hamilton Hill, WA 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 215 m2

Type: House



Jason Eldridge

0414519389

From \$600,000

12C - Still available: Home Open - Saturday 8th, 10:45am to 11:15am 12A - Still available: Home Open- Saturday 8th, 11:30am to 12:00pm Choose your destiny here by acquiring either one, two or three of these quality-built 3 bedroom 2 bathroom street-front villas, each boasting its own unique floor plan and holding income. Complementing the bonus of a secluded cul-de-sac location are light and bright interiors, with tiled flooring throughout - designed for low-maintenance "lock-up-and-leave" living across the board. The bedrooms are all spacious and have built-in wardrobes, whilst the bathrooms are all modern and comfortable. The open-plan living and meals areas are absolutely perfect for family gatherings, whilst the functional kitchens are all extremely well-equipped and play host to range hoods, gas cooktops, electric ovens, dishwashers, microwave recesses and ample cupboard space for good measure. Outdoors, prepare to be impressed by covered alfresco-style entertaining under the main roof, accompanied by easy access to the rear via respective single lock-up garages. Nestled only a two-minute walk from Hamilton Hill Shopping Centre, restaurants and bus stops, very close to schools and only a short drive away from beautiful Coogee Beach, the magnificent Port Coogee Marina development, the heart of Fremantle, the vibrant South Fremantle food and coffee strip, glorious South Beach and even the freeway and Cockburn Central, these trio of gems have "living convenience" written all over them. All currently tenanted and ready to become your very own astute investment properties, opportunity knocks for you here - and loudly! Other features include, but are not limited to:

- Combined living/meals/kitchen areas - with direct alfresco-courtyard access doors
- Stainless-steel kitchen appliances
- Double kitchen sinks
- Tiled kitchen splashbacks
- Storage pantries
- Separate laundries
- Internal shopper's entry doors
- Ducted-evaporative air-conditioning
- Feature ceiling cornices
- Television and telephone points throughout
- Clotheslines throughout
- Instantaneous gas hot-water systems
- Easy-care gardens

12A - Tenanted until 03/05/2025

12C - Tenanted until 26/11/2024

Rates & Local Information: Water Rates: \$1,134.02 (2022/23) City of Cockburn Council Rates: \$1,767.81 (2023/24) Zoning: R20 - Low Density Res

DISCLAIMER: Please be advised that the information provided is solely for general informational purposes. It is sourced from both the Seller and third parties, including relevant local authorities, and is subject to change without notice. We do not warrant or guarantee its accuracy, and interested parties should not rely solely on it. It is strongly recommended that individuals conduct their own independent enquiries.