

**14A Webb Street, Gosnells, WA 6110**



**Sold House**

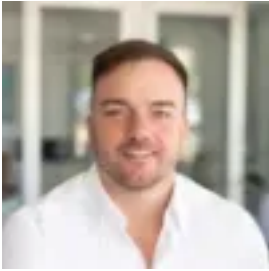
Monday, 14 August 2023

14A Webb Street, Gosnells, WA 6110

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Shane Beaumont  
0892030777

**\$386,000**

OWN 50% OF THIS 1638SQM BLOCK WITH POTENTIAL R40 ZONING!!!\*MORE THAN YOUR TYPICAL DUPLEX!  
MAKE SURE YOU LOOK INTO THIS ONE!WHAT WE LOVE//This is a truly rare offering that allows you to purchase a great home, yet also secure 50% unit entitlement of 1638sqm with proposed R40 zoning. The property has been freshly painted and really does make a perfect match for a first homebuyer looking to get into the market without strata fees and still allowing for great privacy.WHAT WE KNOW//Council Rates: \$1,640 approx. per annumWater Rates: \$750 approx. per annumBuilt: 1978Currently leased at \$380 per week until 18/11/2023.Expected rental return would be \$400 - \$450 approx. per weekTotal Land Size: 1638sqm with (50/50) unit entitlementZoning: R17.5 currently with proposed R40 STCA \*WHY SHOULD YOU PICK ME//You are getting a great first property at bargain price with the added potential of it turning into a great future investment.Some of the many features include:- Ducted reverse cycle air conditioning with WIFI and tablet controlling system- Large master bedroom with semi ensuite- Open plan dining/living area- Plenty of space for parking- Enclosed garage becomes study/spare bedroom/play area- Great outdoor entertaining area- 73sqm floor plan- The whole house has been tiled with quality Italian floor tiles! WOULD BE PERFECT FOR// - First home buyers- Downsizers- InvestorsMY LOCATION//This pocket of Gosnells has been proposed for changes due to its close proximity to city centre, schools, public transport and plenty of parklands!WHO TO TALK TO//Shane Beaumont0424 893 242sbeaumont@realmark.com.auORAlison Caldei0450 312 141acaldei@realmark.com.au\*Disclaimer:The above information is provided for general information purposes only and may be subject to change.No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it.