

16/39 Digby Street, Gosnells, WA 6110

Sold House

Thursday, 16 November 2023



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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 260 m2

Type: House



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\$460,000

Change in the circumstances unfortunately means this home must be sold. A golden opportunity for the astute buyer. The ultimate low-maintenance lock-up-and-leave lifestyle awaits you here from within the walls of this impressive 3 bedroom 2 bathroom villa that is very easy to enjoy - no matter who you are. First-home buyers, down-sizers and even astute investors will all be left salivating at the prospect of a delightful contemporary single-level residence where all three bedrooms are carpeted for complete comfort. That includes a spacious master suite with its own private ensuite bathroom, comprising of a shower, powder vanity and more. Servicing the two spare bedrooms is a large main bathroom with a shower, separate bathtub, toilet and vanity of its own. The separate laundry has a mirrored linen cupboard, as well as external access for drying. However, the beautifully-tiled open-plan living, dining and kitchen area is where most of your casual time will be spent, embracing generous proportions, double sinks, microwave and dishwasher recesses, a single-door storage pantry, tiled splashbacks, a range hood, gas cooktop and an under-bench oven. Off here, outdoor access is rather seamless and reveals a fantastic alfresco-entertaining courtyard at the rear. An additional paved side courtyard down the side of the property is simply an added bonus and is ideal for sitting and quiet contemplation. Lush local parklands - including the picturesque lakeside Mary Carroll Park, wonderful community sporting facilities, Gosnells Central Shopping Centre, Gosnells Primary School and Gosnells Train Station are all nearby, as are other excellent schools and shopping options, major arterial roads and so much more. Prepare to be pleasantly surprised by just how convenient this gem of a find is, in so many different ways! Other features include, but are not limited to: Gated entry portico Full-height mirrored built-in wardrobes Ducted air-conditioning Security roller shutters CCTV security cameras Skirting boards Instantaneous gas hot-water system Double lock-up garage Side-access gate Block size - 260sqm (approx.) Built in 2017 approx Strata fees \$248 per quarter Potential rent \$430pw to \$460pw Distances to (approx.): Gosnells Train Station - 1.6km Gosnells Primary School - 1.7km West Gosnells Shopping Centre - 1.9km Perth Airport (T1 & T2) - 19.8km Perth CBD - 21.2km Water rates: \$970.53 p/a (approx.) - For period 01/07/2022 to 30/06/2023 Council rates: \$1690.00 p/a (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.