

# 18 River Bank Drive, Gosnells, WA 6110

## House For Sale

Friday, 27 October 2023



18 River Bank Drive, Gosnells, WA 6110

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 373 m2

Type: House



Ray Cafini

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## CONTACT AGENT

ESCAPE THE RENT TRAP! NEAT EASY CARE HOMEWELL PRICED - WELL LOCATED! Beautifully positioned in a quiet precinct, and close to the Canning River, idyllic strolls along a scenic nature setting are just one of the lifestyle benefits that this wonderful opportunity provides! Set close to all amenities, public transport, major arterial routes and with excellent access to the Gosnells Shopping Precinct, this home represents the perfect opportunity for the first home buyer, wise investor or downsizer seeking an affordable, low maintenance property. **PROPERTY HIGHLIGHTS** 4 Bedroom well presented home 1 bathroom with bath & shower screen Street front brick & tiled construction 4th bedroom fully fitted as study or office Open plan kitchen, meals and living area Overhead cupboards Stainless steel appliances & dishwasher Ducted air conditioning LED downlighting Separate lounge room Quality Marri wood flooring throughout Large paved gable patio entertaining area Built-in brick gas BBQ Reticulated gardens, convenient side access Powered workshop/shed Built-in robes or recesses to all 4 bedrooms **LOCATION BENEFITS** Close to shopping centre & Gosnells CBD Easy access to public transport Adjacent to Canning River Stroll along scenic river pathways Proximity to entertainment & restaurants Near to amenities, schools & medical services Convenient to Tonkin & Albany Highway **PROPERTY INFORMATION:** Strata fees - \$1532 per annum Council Rates - \$1704 per annum Water Rates - \$1000 per annum Rental appraisal - \$450 per week Block Size - 371m<sup>2</sup> Living Area - 135m<sup>2</sup> approx. Zoning: Residential R30 Build Year- 1993 For further information, price guide and inspection arrangements, contact the selling agents.