

**32 The Lane, Gooseberry Hill, WA 6076**



**Sold House**

Saturday, 16 September 2023

32 The Lane, Gooseberry Hill, WA 6076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1935 m2**

**Type: House**

**\$860,000**

TENANT MOVING OUT - NOW SOLD WITH VACANT POSSESSION Finding a flat block in Gooseberry Hill can be challenging. Finding one that is just shy of half an acre in a quiet cul-de-sac, which not only has access down both sides of the house, but also has possible access from Noel Rd/Marys Mount Primary School is near on impossible. That's what makes 32 The Lane so intriguing. The actual street address is 32 Noel Rd (see aerial photo of block) and with some tree lopping, vehicular access could be achieved to fully utilize the block. In the meantime, there is plenty to like about the current set-up with features including: \* Four good size bedrooms, all with robes, main with ceiling fan & reverse cycle air conditioning \* Two bathrooms, main with bath, shower and separate WC (3 total) \* Kitchen with adjoining meals area \* Two large separate living areas, one with slow combustion fire the other with reverse cycle air conditioning \* Large pergola area for outdoor entertaining \* Chook house/dog enclosure \* Plenty of room for a large shed & a pool on the 1935sqm block We look forward to welcoming you at the Home Open.