

**4/25 Verna Street, Gosnells, WA 6110**

 **PeakCentral**

**House For Sale**

Wednesday, 15 May 2024

4/25 Verna Street, Gosnells, WA 6110

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 145 m2**

**Type: House**



Richard Stacey  
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## From \$339,000 Each

Are you in search of the perfect blend of comfort, convenience, and community? Look no further! Introducing two identical units, each sold separately and each boasting a generously sized master bedroom complete with a built-in robe. Accompanied by a versatile second room, perfect for accommodating a single bedroom or transforming into a functional office space. Plus, the convenience of a single garage for each unit. Situated in a convenient location, close to great family amenities. These including a mere 1.6km stroll to Gosnells Primary School & a 650m walk to Mary Carroll Park playground providing endless hours of outdoor fun and relaxation. Offering plenty of natural light, these bright and brilliant low maintenance units are sure to impress. Key Features (Both Dwellings): - Air conditioning unit to main living area - Kitchen with gas cooktop, electric oven & built in pantry - Main bedroom with ensuite & built in robe - Patio & low maintenance backyard Whether you're an established investor looking to expand your portfolio or a first-time buyer eager to step into the property market, these versatile investments offer great potential with a future rent ranging between \$425.00 - \$475.00 per week, per unit, subject to market conditions. NB: Plans for the properties are for a one bedroom villa with store room. Current owner has converted the Storeroom to include a window and internal door make the properties use more versatile. Unit 4: Currently tenanted achieving \$330.00 per week, with a lease end date of 19/05/2024. Council Rates: Unit 4 - \$3,634.16 (PA) Water Rates: Unit 4 - \$834.29 (PA) Strata Levies Unit 4 - \$728.00 (PA) Unit 5: Currently tenanted achieving \$330.00 per week, with a lease end date of 16/05/2024. Council Rates: Unit 5 - \$3,635.04 (PA) Water Rates: Unit 5 - \$834.29 (PA) Strata Levies: Unit 5 - \$728.00 (PA) \*Photos of Unit 5\* Disclaimer: Please ensure you check the property is in the catchment area for local schools. It is important to note that the photos included in this marketing material are for illustrational purposes only. Whilst every care has been taken in the preparation of the information contained in this marketing, please be aware that Peak Central will not be held liable for any errors in typing or information. Please understand that all information contained in this marketing is considered correct at the time of printing. However, we cannot guarantee that the information will be accurate or up-to-date at the time of viewing or use. Therefore, we recommend that you exercise due diligence when reviewing this material before making any decisions based on the information.