

# 40 Gemini Way, Carlisle, WA 6101

## Duplex/Semi-detached For Sale

Monday, 22 April 2024

40 Gemini Way, Carlisle, WA 6101

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 369 m2

Type:

Duplex/Semi-detached



Jenny Quek  
0419968870



Cyrene Quek  
0429171033

**From \$499,000**

A renovated duplex in the heart of Carlisle with heaps of potential for the home buyer or the investor with carte blanche to landscape the sizeable block and create outdoor entertaining and more. This cozy pet-friendly property features 2 bedrooms, 1 bathroom, and 1 toilet, perfect for a small family or couple. The carport space provides convenient parking for your vehicle. Built in 1986, this home sits on a spacious 369 sqm survey strata lot, offering plenty of scope for extensions or creating an outdoor setting to suit any owner. The property boasts:

- open plan living with timber veneer flooring
- split system air conditioning
- renovated kitchen
- 2 bedrooms with carpeted flooring
- new window treatments
- renovated bathroom & separate toilet
- renovated laundry
- fully fenced backyard with huge potential

• 369sqm lot with approx 90sqm floor area  
Currently tenanted at \$450 per week till 14 September 2024 to lovely tenants who would love to stay on and renew the lease. Don't miss out on this opportunity to own a home or an investment in a desirable location. Council Rates: approx. \$2065 per annum  
Water Rates: approx. \$1144 per annum  
Strata Levy: NIL  
Contact Exclusive Agent Johnson Property Group for a viewing: Jenny Quek 0419 968 870 [jenny@jpg.com.au](mailto:jenny@jpg.com.au)  
Cyrene Quek 0429 171 033 [cyrene@jpg.com.au](mailto:cyrene@jpg.com.au)