

40 Lawrence Street, Gosnells, WA 6110

CENTURY 21

Sold House

Saturday, 2 September 2023

40 Lawrence Street, Gosnells, WA 6110

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 698 m2

Type: House



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\$433,000

Nestled in a quiet cul-de-sac, this 3-bedroom, 1-bathroom brick and tile home offers an exciting opportunity for those who seek to add their personal touch. Spread across a spacious 689sqm block, this property combines comfort with potential, presenting an ideal canvas for creative homeowners. A hidden gem for young families, at the end of the cul-de-sac is Mabel Davies Park and Playground which offers an exciting escape for children to play and explore, adding a delightful charm to the location. Step inside to discover an open-plan living area that provides two distinct areas for living and formal dining. The kitchen boasts a modern aesthetic with timber-look bench tops and enough space for a small dining table. Sunlight filters in through the windows, dancing on the timber-look floors that add a touch of character to the space. A designated dishwasher recess adds a practical touch, and a skylight allows you to make the most of the sun's natural light during the day. Step outside onto the paved patio, offering a slightly elevated view of the backyard. The backyard is a blank slate ready for your inspiration and invites you to craft an outdoor haven that matches your lifestyle. Once you're done, you can enjoy unwinding on the patio over the weekends with a glass or two of your favourite beverage, the BBQ sizzling away and the company of a few good friends and family to join in the good times.

FEATURES:

- * Open plan living comprising of a sunken family room and raised formal dining.
- * Practical kitchen complete with timber-look floors and dishwasher recess.
- * Space for a small dining table in the kitchen.
- * Master bedroom features a 4-door built-in robe and ceiling fan.
- * Central bathroom offering a vanity with storage and shower alcove.
- * Ceiling fan and gas heater available in the living room.
- * Ducted evaporative air conditioning throughout.
- * Paved patio enjoying a slightly elevated position overlooking the backyard.
- * Backyard is a blank canvas for you to start planning your dream outdoor space.
- * Single carport under the main roof.
- * With a few adjustments, drive-thru access to the backyard is possible.
- * Garden bore and reticulation available.

Nestled within a sought-after Gosnells pocket, this home is located within metres of the tree-lined Canning River Reserve. Daily walks with the dog or friend will never get tiring as the landscape changes between the seasons along the dedicated walkways of the river reserve. Families will appreciate the easy access to Wirrabirra Primary and the recreational haven of John Okey Davis Park where you can let the family pooch off their lead to stretch their legs in the designated dog area. For your daily needs, the Gosnells CBD and local shops in Maddington and Thornlie are mere moments away, offering a plethora of retail and dining options. Commuting is a breeze with nearby bus stops along Fremantle Road and Corfield Street, ensuring effortless connectivity. Plus, for those aspiring to further their education, South Metro TAFE's presence on the other side of the River reserve makes this location an ideal choice. Experience the synergy of convenience and lifestyle in one remarkable setting.

For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

PROPERTY INFORMATION

Council Rates: \$425.00 per qtr
Water Rates: \$257.42 per qtr
Block Size: 698sqm
Living Area: 120sqm approx.
Zoning: R17.5
Build Year: 1978
Dwelling Type: House
Floor Plan: Not Available

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