

**42 Harry Street, Gosnells, WA 6110**



**House For Sale**

Wednesday, 12 June 2024

42 Harry Street, Gosnells, WA 6110

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1374 m2**

**Type: House**



Shane Beaumont  
0892030777

## OFFERS FROM \$699,000

**WHAT WE LOVE:** This monster 1374m<sup>2</sup> lot with a 29.95m<sup>2</sup> frontage and a 4 x 2 residence plus a separate games room is the perfect investment for those looking to land bank today and develop in the future. The new proposed zoning that comes into effect soon provides plenty of options from a 4-lot subdivision, a group of villas, townhouses, or even apartments. The property is perfect to rent out while you go through planning so you can take your time while exploring options. This property is walking distance to schools, major shopping precincts, train station, and Mary Carroll Park.

**WHAT WE KNOW:** Council rates: \$1,600 per annum Water rates: \$815.21 per annum Zoning: Current R17.5 with proposed R30 Lot size: 1374m<sup>2</sup> Year built: 1953 Expected rental return: Approximately \$575-\$600 per week

**WHO TO TALK TO:** Shane Beaumont 0424 892 242 [sbeaumont@realmark.com.au](mailto:sbeaumont@realmark.com.au)