

# 49 Wooramel Crescent, Gosnells, WA 6110



## Sold House

Tuesday, 15 August 2023

49 Wooramel Crescent, Gosnells, WA 6110

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 884 m<sup>2</sup>

Type: House

**\$545,000**

Auction Location: Online OPENN NEGOTIATION (FLEXIBLE) LIVE ONLINE AUCTION Friday 18th August 2023 @ 6:00pm (Unless sold prior)\*\* Log into OPENN.COM.AU and register to observe and watch it LIVE for free \*\*\*\* You MUST be qualified to bid! Contact Rob to find out how \*\*Discover the perfect canvas for your vision at this charming 3-bedroom, 1-bathroom home on a sprawling 884sqm corner block. Nestled in a serene culdesac, this gem is more than just a home—it's a gateway to endless possibilities. Modern Elegance - Step inside to find a beautifully renovated kitchen with gas appliances, complemented by sleek modern flooring, window treatments, and an exquisite bathroom boasting tasteful finishings. Stylish Comfort - Bask in the ambience of modern downlights and fresh paint, creating an atmosphere of contemporary living whilst the ducted air conditioning keeps you cool in every corner. Security & Sustainability - Roller shutters adorn the front, adding privacy and peace of mind. Embrace green energy with a substantial 6.6kw, 18 solar panel system, while the manicured lawns and native gardens grace the front yard. Investor's Dream - Currently tenanted, this home also presents an enticing investment opportunity having the potential to subdivide under the corner lot density bonus policy the future holds exciting prospects. Family Haven - Envision memories unfolding in the park just steps away, perfect for a young family to thrive in a safe and friendly neighborhood. Handyman's Haven - A massive 6x9 powered workshop with separate street access offers limitless creativity for projects, hobbies, perfect for the contractor/tradie or simply an abundance of storage. Your next chapter begins here. Explore the boundless potential on offer and seize the opportunity to shape your investment future. Get registered NOW to avoid the disappointment. Rates: Water \$945.90 per annum Council \$1661.23 per annum Contact LOCAL AREA AGENT Rob Vellacott 0410531779 to schedule your viewing TODAY so you DON'T miss out! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.