

7/64 Dowitcher Loop, Gosnells, WA 6110

Sold House

Sunday, 13 August 2023

7/64 Dowitcher Loop, Gosnells, WA 6110

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



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\$335,000

Discover the perfect escape from the rental cycle and bid farewell to landlords with this stunning 2-bedroom, 1-bathroom house. Ideal for first home buyers seeking to own their space and investors aiming to grow their portfolio, this property is a golden opportunity you won't want to miss. Investor's Dream! Looking to expand your investment portfolio? Look no further. This property promises high rental yields that will make your financial strategy a no-brainer. Plus, it comes with a fantastic tenant already in place, securing your returns. Currently leased until August 2023, this is a hassle-free venture waiting for you to capitalize on.

Home Features to Love:- Immaculately presented two-story home.- Two spacious bedrooms featuring floor-to-ceiling built-in robes.- Large, well-appointed common bathroom with dual access.- Open-plan living embracing the kitchen, meals, and lounge areas.- Stainless steel gas cooktop and oven for modern convenience.- Enjoy year-round comfort with the split-system air conditioning.- Step into the paved back courtyard for relaxed outdoor moments.- Abundant storage space for a clutter-free living environment.- Neat and organized laundry area for added convenience.

Embrace an easy, low-maintenance, lock-and-leave lifestyle.

Prime Location Highlights:- Gosnells Train Station just a short 950m away.- Gosnells Primary School within 2.6km for educational ease.- Lumen Christi College at a convenient 3.2km distance.- Explore the vibrant offerings of Gosnells Railway Markets, only 800m away.- Local shopping and retail outlets a mere 1km from your doorstep.- Access excellent healthcare at Gosnells Health Care Centre, only 1.1km away.- Unwind in the Dowitcher Loop Reserve, located just 250m from your haven.

This property resides in a highly sought-after neighborhood, surrounded by a wealth of amenities. The time is now to seize the opportunity and become a homeowner. Escape the rent cycle, maximize returns, and secure your future. Contact us today to secure your spot for an exclusive viewing. Don't let this chance slip away! Call Vinay Chavda on 0400950316 or email vinay@nicheliving.com.au

The size of Gosnells is approximately 14.8 square kilometres. It has 27 parks covering nearly 6.1% of total area. The population of Gosnells in 2011 was 19,169 people. By 2016 the population was 20,265 showing a population growth of 5.7% in the area during that time. The predominant age group in Gosnells is 30-39 years. Households in Gosnells are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Gosnells work in a trades occupation. In 2011, 65.6% of the homes in Gosnells were owner-occupied compared with 66.7% in 2016. Currently the median sales price of houses in the area is \$365,000

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