

**76 Verna Street, Gosnells, WA 6110**

**Realmark**

**House For Sale**

Monday, 20 May 2024

76 Verna Street, Gosnells, WA 6110

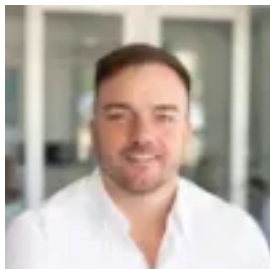
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 442 m2**

**Type: House**



Shane Beaumont  
0892030777

## Offers from \$429,000

**WHAT WE LOVE** This character filled 3 x 1 home on a perfectly sized 442sqm lot represents an opportunity to secure a great first home today and escape the rent trap! To get into a house at this price point is an extremely rare opportunity. At this price point you would usually expect a villa, but not with this property, you get a 442sqm lot offering incredible value. Please click on the map and see for yourself this one really could be the one you have been looking for.

**WHAT TO KNOW** Water rates: \$804.32 per annum Council rates: \$1,580 per annum Lot size: 442m<sup>2</sup> Year built: 1958 Zoning: R17.5 with proposed R30 Expected rental return: \$460 - \$480 per week approx. Currently leased at \$400 per week until 31/01/2025

**SOME OTHER THINGS YOU MAY LIKE TO KNOW:** - Jarrah floors - Good sized bedrooms - Great outdoor entertaining area - Separate bath and shower - Good sized front yard that's fully fenced - Plenty of parking room - Potential rental return of \$460 - \$480 per week approximately - Currently leased at \$400 per week until 31/01/2025

**I WOULD BE PERFECT FOR?** - Investors - First home buyers - Young families

This property is in a fantastic position directly across from Mary Carrol park and is walking distance from several schools, shops, train station/bus station and has easy access to both Tonkin Highway and Albany Highway, meaning you are only 15 minutes from the airport and 28 minutes from the Perth CBD. What more could you want!

**WHO TO TALK TO** Shane Beaumont 0424 893 242 [sbeaumont@realmark.com.au](mailto:sbeaumont@realmark.com.au) Call Exclusive Listing Agent Shane Beaumont today for more information!