

**8/9 Clara Street, Gosnells, WA 6110**

**Realmark**

**Sold Villa**

Friday, 1 September 2023

8/9 Clara Street, Gosnells, WA 6110

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 209 m2**

**Type: Villa**



Shane Beaumont  
0892030777

**\$330,000**

**WHAT WE LOVE** This is an incredible opportunity to secure a 2005 built villa in one of the best pockets the area has to offer. The floorplan offers spacious living, a shopper's entry, a semi ensuite and a north facing courtyard. The street front position allows for ample parking, privacy and is still very easy maintenance. This property also has been maintained extremely well so you do not need to do anything but sit back and collect the rent from day one. The fact this villa is street front also allows for tandem parking of 2 cars which is a huge bonus. Don't forget to click on the map and see that this location cannot be beaten.

**WHAT TO KNOW** Council Rates: \$1,630 Per annum Water Rates: \$888.80 Per annum Rental Rate: \$400-\$450 approx. per week Currently leased at \$410 Per week until May 2024 Lot size: 209m<sup>2</sup> Year built: 2005 Strata: \$638 per quarter including building insurance

**I WOULD BE PERFECT FOR-** First home buyers- Young couples - Downsizers - Investors

**MY LOCATION** Conveniently located, it is just minutes' walk away from 2 primary schools, day care, medical Centre and bus stations.

**WHO TO TALK TO** Shane Beaumont 0424 893 242 sbeaumont@realmark.com.au -Alison Caldei 0450 312 141 acaldei@realmark.com.au Call today for more information or to arrange your private viewing!

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