

# 9 Rudall Close, Gosnells, WA 6110

CENTURY 21

## Sold House

Monday, 16 October 2023

9 Rudall Close, Gosnells, WA 6110

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 714 m<sup>2</sup>

Type: House



Josh Brockhurst

## Contact agent

Nestled in a highly sought-after location, this 3-bedroom, 1-bathroom home offers a solid brick and tile foundation, presenting an excellent starting point for those with a vision for their dream property. The lounge room at the front of the house is your cosy retreat, offering views of the front courtyard and the inviting slow combustion fire. An archway in the lounge seamlessly leads to the open-plan kitchen and dining area, which conveniently opens to a games room extension at the rear of the home. This versatile space can serve as a second living area, a home gym, or a studio. The central bathroom boasts a practical layout with a shower over the bath, and enjoys a modern aesthetic. The generously sized backyard is your blank canvas, ready for you to unleash your creativity and design the outdoor space you've always envisioned. Whether you dream of a lush lawn or a flourishing vegetable garden, the possibilities are endless. The single carport provides secure private parking and is easily accessed through a sectional door.

**FEATURES:**

- \* Formal lounge enjoying a cosy wood-fire heater.
- \* Separate meals area overlooking the kitchen with wood-look flooring.
- \* Games room extension off the rear of the home.
- \* Original kitchen complete with breakfast bar and freestanding cooker.
- \* In-wall air conditioner and ceiling fan to the kitchen/dining.
- \* Modern bathroom offering a space-saving shower over the bath.
- \* Single carport set behind a sectional door.
- \* Patio entertaining area overlooking the backyard.
- \* Backyard is a blank canvas ready for you to create the garden of your dreams.
- \* Further parking on concrete hardstand out the front.

Convenience is key with this property's prime location. Within walking distance, you'll find local shops, Ashburton Drive Primary, Seaforth Primary, St Munchin Catholic School, and Southern River College, making it an ideal choice for those entering the property market. For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

**PROPERTY INFORMATION**

Council Rates: \$405.00 per qtr  
Water Rates: \$245.78 per qtr  
Block Size: 714sqm  
Living Area: 97sqm approx.  
Zoning: R17.5  
Build Year: 1979  
Dwelling Type: House  
Floor Plan: Not Available  
Rent per month: \$1200  
Lease: Periodic

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