

**12a Barming Street, Gosnells, WA, 6110**



**House For Sale**

Sunday, 18 August 2024

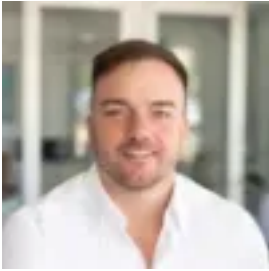
12a Barming Street, Gosnells, WA, 6110

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Shane Beaumont  
0892030777

## **BRING THE FAMILY - THIS IS THE ONE !**

The modern rear home simply has everything you could ask for, plus much more, and is located in a very convenient location. The fantastic residence requires nothing more than for you to move in and enjoy. The large kitchen, separate living areas, shopper's entry, ample parking, ducted evaporative air conditioning throughout, solar panels (2kw), and gas-boosted solar hot water system are certainly major plus points.

At this price, you could not replace the home, and with the security of being tucked away for privacy yet so close to everything you need, it's a winner for all members of the family in a quiet cul-de-sac location as well.

### **THINGS WE KNOW:**

Water rates: \$1,192.79 per annum

Council rates: \$2,200 Per annum

Lot size: 477 m<sup>2</sup>

Year built: 2008

Zoning: R17.5

### **I WOULD BE PERFECT FOR:**

Families

First-home buyers

Downsizers

Investors

### **MY LOCATION:**

I am positioned just minutes from all the amenities you could ask for, including schools, shops, parklands, public transport, and Gosnells Oval.

### **WHO TO TALK TO:**

Shane Beaumont

Or

Jack Damir