

**17 Dowitcher Loop, Gosnells, WA, 6110**



**House For Sale**

Saturday, 31 August 2024

17 Dowitcher Loop, Gosnells, WA, 6110

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## FOR DEFINITE SALE

All offer presented on or before 6pm Tuesday 17th September 2024  
The seller reserves the right to accept an offer before the end date.

Wake up every day in a place where every detail has been carefully considered and designed to make your life easier and more enjoyable. Why build when all the work here has been done for you to an exceptional standard - Welcome to this family-friendly haven in the Gosnells.

Located in a thriving community, surrounded by parks, walking trails, playgrounds, and shopping centres. Less than 100m from your front door is the Dowitcher Loop Reserve, promising endless fun for your kids and offers a vast open space for your little ones to run, play, and burn off that excess energy. Also at your fingertips is the Gosnells Shopping Centre, ensuring everyday conveniences, including supermarkets, cafes, dining, and medical facilities are right at your fingertips.

Inside, this home is a masterpiece of modern living. With three spacious bedrooms and two bathrooms, it provides ample space for your growing family. The main bedroom is a private retreat with a large walk-in robe and an ensuite bathroom featuring a toilet, shower, and ample storage. The additional bedrooms are generously sized and are positioned in a separate wing of the home, with built-in robes. The family bathroom provides a luxurious space for family and visiting guests with a corner shower, bath, and a single vanity. A convenient powder room ensures guests always feel welcome, and a massive laundry.

The floor plan feels functional with its practical layout and elegant design and finishes. At the heart of the home, the open-plan living area and kitchen captivate with sheer beauty in its design and finishes. Boasting a spacious Caesar stone benchtop that doubles as a breakfast bar for quick bites, complimented by quality appliances, such as the oven (Westinghouse), and generous storage under the countertop, not to mention the double fridge recess, this kitchen is one to be proud of.

The lounge is the ultimate setting for treasured family gatherings, accentuated by a seamlessly integrated TV wall niche for your entertainment. To ensure year-round comfort, a ducted evaporative air conditioning system circulates throughout the home, making every season a delight. This home is more than just a house; it's a place where your family can make cherished memories and enjoy a convenient and comfortable lifestyle.

Here you will enjoy the modern comforts and family-friendly surroundings right on your doorstep.

## SCHOOL CATCHMENT

Wirrabirra Primary School (2.3Km)  
Southern River College (7.9Km)

## RATES

Council: \$2032.42 Approx.  
Water: \$1119.72 Approx.

## FEATURES

### General

- \* Build Year 2015 (Goodlife Homes)
- \* Total Land Area 336 Sqm Approx.
- \* Total Built Area 219.35Sqm Approx.
- \* Master Room (Walk-in-wardrobe & modern ensuite)
- \* Bedroom 2 and 3 (Mirrored Sliding Built-in-Robes)
- \* Main Bathroom (Shower and Bathtub)
- \* 1 Powder Room
- \* Ducted Evaporated Air Conditioning (Cool Breeze)

- \* Theatre Room with Sliding Door
- \* 1 Living Spaces Plus Dining Area
- \* High Ceiling in Hallway and Living Area (31c)
- \* Down Lighting
- \* Ceiling Fans in Master Bedroom and Living Area
- \* Large Laundry with storage on side
- \* Tiles in Living Area
- \* Carpet in all Bedrooms

#### Kitchen

- \* Stone Benchtop
- \* Oven (900mm Westinghouse)
- \* 5 Burner Gas Stove (Westinghouse)
- \* Rangehood (Westinghouse)
- \* Dishwasher (Omega)

#### Outside

- \* Double Car Garage
- \* Gas Storage HWS (DUX)
- \* Artificial Lawn (Front/Rear)
- \* Paved Alfresco and Driveaway

#### LIFESTYLE

- 100m – Dowitcher Loop Reserve
- 1.1Km – Gosnells Oval
- 1.1Km- Gosnells Railway Market
- 1.1Km – Gosnells Hotel
- 1.1Km – Services Australia
- 1.2Km – Gosnells Train Station
- 1.2Km – Central City Centre (Gosnells)
- 1.2Km – Coles Gosnells
- 1.2Km – Gosnells Family Practice
- 1.2Km – Chemist Warehouse
- 1.2Km- Dome Cafe Gosnells
- 1.9Km – Al Rahman Mosque Gosnells
- 3.9Km – Maddington Central (Shopping Centre)
- 8.7Km – Westfield Carousel
- 12.7Km – Victoria Park Restaurant Strip
- 13.3Km – Curtin University
- 16.9Km – Crown Casino
- 19.8Km – Perth City
- 21.1Km – Perth Airport