

27 Verna Street, Gosnells, WA, 6110

CENTURY 21

House For Sale

Wednesday, 25 September 2024

27 Verna Street, Gosnells, WA, 6110

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

DEVELOPERS DREAM: 1,315SQM WITH R30/40 ZONING

This one's not going to stick around for long! Sitting on a massive 1,315sqm block, this property is brimming with potential for savvy investors and developers alike. With R30/40 zoning already in place and a whopping 4-5 unit site possible, this could be the perfect opportunity to get ahead. But here's where things get really interesting: Local Plan Scheme 24 is on the horizon, and when it kicks in, the zoning jumps to R40/60 – meaning the potential for an 8-unit site! Imagine the possibilities.

As for the house, it's got character and charm, with a few touches of its 1950s roots still intact. Sure, it's being sold *As Is*, but with solid bones, high ceilings, and gorgeous leadlight windows in the internal doors, there's plenty of room to restore its original beauty. A cosy lounge room awaits, alongside a practical kitchen/dining setup, three comfortable bedrooms, and a handy sleepout, ideal for a study or craft space. Ducted reverse cycle air conditioning ensures comfort year-round, and a pergola in the backyard is ready for outdoor entertaining.

FEATURES:

- *? 1,315sqm block with R30/40 zoning
- *? Development potential: 4-5 unit site now, 8-unit site with future zoning upgrade
- *? Three bedrooms, two bathrooms
- *? High ceilings, leadlight windows, and classic 1950s charm
- *? Ducted reverse cycle air conditioning throughout
- *? Cosy lounge room, practical kitchen/dining
- *? Sleepout, perfect for a home office or creative space
- *? External laundry room.
- *? Outdoor pergola and single garage
- *? Walking distance to Mary Carroll Park and Gosnells Station
- *? Close to schools, Gosnells CBD, Albany & Tonkin Highways

Step outside, and you'll see why the location is just as appealing as the block itself. Just a short stroll from the stunning Mary Carroll Park, this area offers the perfect blend of nature and convenience. Need to commute? Gosnells Station is just around the corner (when it's back up and running), along with easy access to Albany and Tonkin Highways. Families will appreciate the proximity to both Gosnells Primary School and a selection of private schools. Plus, the nearby Gosnells CBD has everything you need, from shopping to cafes and essential services.

For more information and inspection times contact:

Agent: Josh Brockhurst

Mobile: 0410 490 198

PROPERTY INFORMATION

Council Rates: \$420.00 per qtr

Water Rates: \$217.38 per qtr

Block Size: 1,315 sqm

Living Area: 102 sqm approx.

Zoning: R30/40

Build Year: 1950

Dwelling Type: House

Floor Plan: Not Available

Estimated Rental Potential:

*Any reference to development potential is subject to planning and approval by relevant authorities. Potential Buyers are encouraged to make their own enquiries in relation to any intended plans for future development of this site.

The City of Gosnells websites cite that Local Planning Scheme 24 is expected to be considered by the WAPC (mid year) and approved by the Minister for Planning by December 2024. However, this estimate is subject to change and Potential Buyers are encouraged to remain informed through contact the City of Gosnells Planning Department directly.

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