

**3/28 Clara Street, Gosnells, WA 6110**

**VIVID\***

**House For Sale**

Saturday, 29 June 2024

3/28 Clara Street, Gosnells, WA 6110

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 63 m2**

**Type: House**



Jason Eldridge  
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## Offers Over \$379,000

Discover privacy and serenity in this stunning, ready-made home located in a secure gated development. Perfectly positioned for convenience, this property offers everything you need for a low-maintenance lifestyle in a thriving community.

**The Property:**

- Gated entry with secure parking
- 2 generous bedrooms, each with double built-in robes
- Modern bathroom with space saver laundry
- Open plan kitchen, living, and dining areas
- Kitchen featuring stone benchtops, quality stainless steel appliances including dishwasher and gas stove top
- Split system air-conditioning in the main living area
- Security alarm and intercom access
- Generous separate storage space
- 11sqm balcony perfect for relaxing or entertaining

**Location Highlights:**

- Walking distance to train stations, local stores, and supermarkets in the town centre
- Short drive to Westfield Carousel for shopping and entertainment
- Easy access to major roads including Albany Hwy, Tonkin Hwy, and Roe Hwy
- Only 22 minutes from Perth Airport for convenient travel

Don't miss out on this unique opportunity to secure a hassle-free lifestyle in a sought-after location. Whether you're downsizing, investing, or looking for a secure community to call home, this property offers it all. Book your inspection today!

**Rates, Strata, Property & Local Information:**

- Water Rates: \$882.18 (2023/24)
- City of Gosnells Council Rates: \$1624.00 (2023/24)
- Strata Levies: \$730.77 per quarter (2023/24)
- Year Built: 2016
- Primary School Catchment: Gosnells Primary School, Seaforth Primary School, St Munchin's Catholic School
- Secondary School Catchments: Southern River College, Lumen Christi College

**DISCLAIMER:** Please be advised that the information provided is solely for general informational purposes. It is sourced from both the Seller and third parties, including relevant local authorities, and is subject to change without notice. We do not warrant or guarantee its accuracy, and interested parties should not rely solely on it. It is strongly recommended that individuals conduct their own independent enquiries.