

**31 Crandon Street, Gosnells, WA 6110**

**House For Sale**

Wednesday, 26 June 2024



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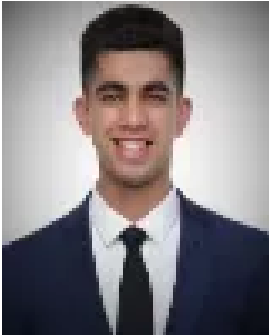
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 822 m2**

**Type: House**



Abdullah Al Nour  
0414585120



Shivam Valdi  
0420310802

## **FROM MID \$500,000'S!!!**

Presented to you is this great sized 3 bedroom and 1 bathroom home that sits on a sprawling 822 sqm in a superbly convenient location! Currently zoned R17.5, with a proposed zoning of R20, this property boasts great value and potential for long term capital growth! Step inside and be welcomed by a formal lounge flooded with natural light with sleek flooring and ample space, freely flowing to the formal dining area. The well-equipped kitchen is great sized fitted with ample cabinetry, electric cooktop and oven, with access from the living area and dining room. All the bedrooms are generously proportioned, with the main bedroom comprising a built in robe and ceiling fan, and all of the bedrooms are serviced by the stylish main bathroom with a shower and bath. Outside, a large garden awaits you to personalise and make your own, with enough space for all your needs! This property is currently tenanted on a fixed lease until October. This is a fantastic opportunity to secure a great property! Call Now! Features include:- Sprawling 822 sqm block in a convenient location only a walk away from local shops, bus stops, childcare facilities and a short drive away from city centres, schools, parks and so much more! - Spacious three bedrooms filled with natural light - Large formal lounge area flowing to the dining room - Well-equipped kitchen with ample cabinetry, cooktop and oven - Stylish main bathroom with shower and bath - Great investment opportunity, or move in opportunity if you are happy to wait! Call The Gosnells Giants - Abdullah Al Nour 0414 585 120 and Shivam Valdi 0420 310 802 for more information today! Disclaimer: All information contained has been prepared for advertising and marketing purposes only and is not intended to form part of any contract. Whilst every effort is made for the accuracy of this information, which is believed to be correct, neither the Agent nor the client nor employees of both, guarantee their accuracy and accept no responsibility for the results of any actions taken, or reliance placed upon this document. Interested parties should make independent enquiries and rely on their personal judgement to satisfy themselves in all respects.