

**6/25 Verna St, Gosnells, WA, 6110**



**House For Sale**

Saturday, 14 September 2024

6/25 Verna St, Gosnells, WA, 6110

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Richard Stacey  
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## Home Open Cancelled - Under Offer!

Investors seeking a fixer-upper, look no further! This property is being sold in its current condition and offers great potential for value appreciation. With some cosmetic renovations, this could be a lucrative investment with excellent returns.

Welcome to 6/25 Verna Street, Gosnells! This modern 3 bedroom, 2 bathroom house is the perfect place to call home.

Featuring a spacious bedrooms, generous open plan living areas, centralised kitchen with stainless steel appliances and a double enclosed garage neatly tucked away from the road offering peace and security for little ones. Perfect for growing family, first home buyers or investors.

Offering plenty of natural light, this bright and brilliant low maintenance unit is sure to impress.

Situated in a convenient location, close to great family amenities. These including a mere 1.6km stroll to Gosnells Primary School & a 650m walk to Mary Carroll Park playground providing endless hours of outdoor fun and relaxation.

Calling all Investors: Currently tenanted on a periodic lease at \$450 per week, with a future potential rent ranging between \$550 - \$600 per week, subject to works.

What's Nearby (Approximate Distances):

- Gosnells Oval - 1.7km
- Gosnells Railway Markets - 2km
- Wirrabirra Primary School - 3.5km
- Lumen Christi College - 4.2km
- Champion Lakes - 5.9km
- Perth Airport - 17.9km
- Accessibility to Albany Highway, Tonkin Highway, Corfield Street, Spencer Road, Warton Road & more!

Located in a quiet and convenient area of Gosnells, this property is close to schools, parks, shops, and public transport.

Outgoings and Inclusions:

Council Rates: \$1,744.64 Per Annum

Water Rates: \$834.29 Per Annum

Strata Levies: \$1,248.00 Per Annum includes -Insurance Premiums, Maintenance - General Repairs, Lawn , Garden Maintenance, Strata Management Fees

Pets Permitted - No By - Laws pertaining to Pets

Don't miss out on this fantastic opportunity - the price guide for this property is From \$495,000. Contact us today to arrange a viewing!

Disclaimer: Please ensure you check the property is in the catchment area for local schools. It is important to note that the photos included in this marketing material are for illustrational purposes only. Whilst every care has been taken in the preparation of the information contained in this marketing, please be aware that Peak Central will not be held liable for any errors in typing or information. Please understand that all information contained in this marketing is considered correct at the time of printing. However, we cannot guarantee that the information will be accurate or up to date at the time of viewing or use. Therefore, we recommend that you exercise due diligence when reviewing this material before making any decisions based on the information.