

7/9 Muriel St, Gosnells, WA, 6110



House For Sale

Sunday, 8 September 2024

7/9 Muriel St, Gosnells, WA, 6110

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Ash Swarts

0894959999

WELL MAINTAINED VILLA

A lovely 3-bed, 2-bath villa with a current tenant and well-maintained.

INSIDE:

An open plan living area is roomy and the heart of the home, with split-system air-conditioning. The well equipped kitchen has a breakfast bar, built-in pantry and stainless steel appliances. Bedrooms are all well-sized, the master suite has a walk-in robe and ensuite, while secondary bedrooms have built-in robes. Bathrooms are modern and well-equipped. Floors are laminated throughout, while the bedrooms are carpeted and wet areas tiled.

OUTSIDE:

A double garage provides secure parking, while a private courtyard is a lovely area to relax at the back. Low maintenance is key for properties like this, and this villa is a great example, with paved areas, no lawns and minimal garden space to take care of, but enough to provide a pleasing aspect.

LOCATION:

This home is close to all the essential amenities and is only a short drive to Albany Highway, close to Gosnells train station, as well as shops, schools, and daycare centres.

INVESTORS:

Property will be tenanted at settlement. Current tenanted until Jan 2025. The current market rental appraisal is \$590-\$630/pwk. This is a set and forget, easy-care investment.

HOW TO VIEW:

We have a walk-through video that we can share with you, and local buyers are welcome to inspect the property in person. Enquire to book your viewing.

PROPERTY PARTICULARS:

- Build Year: 2008
- Living Size: 107 sqm
- Block Size: 244 sqm
- Water Rates: \$961/pa
- Council Rates: \$1,722/pa
- Strata Rates: \$490/pq
- Current Rental Appraisal: \$590-630/pwk
(all values are approximated)