

**7 Muriel Street, Gosnells, WA 6110**

**Realmark**

**Sold House**

Friday, 17 November 2023

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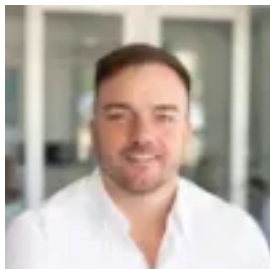
**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1315 m2**

**Type: House**



Shane Beaumont

0892030777

**\$637,500**

REGISTER TODAYWHAT WE LOVE//This is one of the best R30/40 development sites in the area, with its perfect location and being positioned within walking distance of everything! (Click on the map and see for yourself)The traditional 5-villa development can be achieved, or like many others in the area, you could look at a 13-apartment style development (STCA). The actual home is a well-presented 3-bedroom, plus a study and 1 bathroom that is perfect for renting out while planning and designing are taking place, or to land bank and rent out for a few years.WHAT TO KNOW//Council Rates: \$1,650 per annumWater Rates: \$902.40 per annumZoning: R30/40 proposed R60Lot: 1,315m<sup>2</sup>Expected rental return: Approximately \$550 per weekCurrent lease: Currently leased at \$395 per week until 20/01/2024WHO TO TALK TO//Shane Beaumont0424 893 242