

**1/3 Hartley Street, Gosnells, WA, 6110**

**Unit For Sale**

Wednesday, 25 September 2024



1/3 Hartley Street, Gosnells, WA, 6110

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Nick Mitchell  
0894759622



Alex Mitchell  
0894759622

## A Chance at Comfort

You're not dreaming, this 2011 built residence is available for you to see this weekend! Here you will appreciate gorgeous open plan living spaces with a huge light filled kitchen/dining/sitting combo. There are three big bedrooms, two bathrooms and a location that is super central and convenient - mere moments away from all that the city of Gosnells has to offer. Suitable for first home buyers, young families, investors and fifo workers looking for a great lock and leave option. This is a strata property that does not have to sacrifice privacy, security, modern comforts or character.

Surrounded by established trees and located amongst a thriving community you've just stumbled upon a home with heart. There is a double car garage with store room and shoppers entry through to your living space or you can access the front door via a private gated entry on the right hand side. You certainly won't have to worry about pesky real estate agent door knockers here! Outside the home has leafy green views and a comfortable entertaining space for your morning coffee but inside is where this home really shines.

The property features expansive open plan living with large windows to allow light filled spaces and views out towards the neighbourhoods huge established trees. The first impression here is one of comfort. The kitchen is large and overlooks your indoor and outdoor areas with island bench and breakfast bar. There is heaps of storage options, stainless steel gas cooking appliances and of course a dishwasher included. All the modern perks you've been hunting for. There is a formal dining area and a separate sitting/theatre space with a central split system air conditioner.

All the secondary bedrooms are well proportioned with triple built in robes. The master is large with its own walk-in robe and an independent ensuite. This is both easy care and modern without any work needing to be done before you have the chance to move in.

### Features in Brief:

- ☑️ A modern 2011 built residence
- ☑️ Three comfortable bedrooms and two bathrooms
- ☑️ Secure lock up garage with store
- ☑️ Open plan light filled living spaces
- ☑️ LED downlights throughout
- ☑️ Dual Split system airconditioners
- ☑️ Convenient location close to shops, public transport, parks and more.
- ☑️ 267 sqm block and approx. 116 sqm of living space
- ☑️ Strata fees only \$400 per quarter (approx.)
- ☑️ Easy care lock and leave.

You're onto a winner here! Call The Mitchell Brothers for your chance to see this home.

Alex Mitchell - 0404 122 943

Nick Mitchell - 0415 833 131

Water rates: \$983.99 p/a (approx.) - For period 01/07/2023 to 30/06/2024

Council rates: \$1770.00 p/a (approx.)

Strata fees: \$400 p/q (approx.)

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.