

**Unit 6/50 May Street, Gosnells, WA, 6110**



**Villa For Sale**

Wednesday, 14 August 2024

Unit 6/50 May Street, Gosnells, WA, 6110

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**

## Stunning Street Facing Villa in the Heart of Gosnells

All offer presented on before 4pm Friday 30th of August.

The seller reserves the right to accept offers before the end date.

“Warm, inviting, comfortable, spacious” as we walked around this stunning villa, we found ourselves repeating these words. Although it's technically a villa, it's big enough to house a family with its three bedrooms, two bathrooms, one living area plus dining area and double garage. Entertaining is a joy with a functionally laid out kitchen that opens to the dining area and in turn spills out to the spacious courtyard. Open flame gas cooking is a great feature.

Add to the list reverse cycle air-conditioning in the living area, master bedroom and bedroom two you have a home that is comfortable for the whole family! Comfort is complemented in a quiet complex to give you peace of mind.

There are lots of memories filling the walls of this home and the baton is ready to be handed over to the next lucky family who can build memories for a long time to come!

Location, location, location is what they always say! Perfectly situated next to Gosnells Train Station, Westfield Carousel, Curtin University, Tonkin Highway and only 21.2km to Perth's CBD and Perth Domestic and International Airport. Invest in Gosnells for immediate return and long-term capital growth prospects.

Don't sleep on this one, we are confident the property will be sold well before the end date.

This property is currently tenanted until the 27th January 2025 for \$530 per week with good tenants in place.

### SCHOOL CATCHMENT

Gosnells Primary School (800m)

Southern River College (2.1Km)

### RATES

Council: \$1789.02 Approx.

Water: \$995.28 Approx.

Common Insurance: \$657.30 P/A Approx.

### FEATURES

- \* Build Year 2011
- \* Total Land Area 215 Sqm Approx.
- \* Total Built Area 148 Sqm Approx.
- \* Master Room with Built-in-Wardrobe & Modern Ensuite
- \* Bedrooms 2 and 3 with Built-in-Wardrobes
- \* 2 Bathrooms (Common Bathroom with Shower and Bathtub)
- \* Powder Room
- \* European Laundry
- \* Reverse Cycle Split System Aircon in Living, Master and Bedroom 2
- \* Open Plan Living / Dining
- \* Outdoor Patio/Entertaining Area
- \* Down Lighting
- \* Tiles in Living Area
- \* Hybrid Vinyl Flooring in all Bedrooms
- \* Security Alarm System (CROW)
- \* No Strata Fees

### Kitchen

- \* 4 Burner Gas Cooktop (ARDA)

- \* Oven (ARDA)
- \* Rangehood
- \* Overhead Cabinets
- \* Ample Storage

#### Outside

- \* Double Car Garage
- \* Instant HWS (Professional)
- \* Storeroom
- \* Artificial Grass (Front)
- \* Paved Alfresco and Driveway

#### LIFESTYLE

- 200m - Mary Carrol Park
- 1.3Km - Gosnells Oval
- 1.4Km - Gosnells Train Station
- 1.6Km - Services Australia
- 1.6Km - Chemist Warehouse
- 1.6Km - Dome Cafe Gosnells
- 1.7Km - Central Shopping Centre (Gosnells)
- 1.7Km - Coles Gosnells
- 1.7Km - Gosnells Family Practice
- 1.9Km - Gosnells Railway Market
- 1.9Km - Gosnells Hotel
- 2.5Km - Al Rahman Mosque Gosnells
- 4.6Km - Maddington Central (Shopping Centre)
- 10Km - Westfield Carousel
- 14.1Km - Victoria Park Restaurant Strip
- 14.6Km - Curtin University
- 18.1Km - Crown Casino
- 18.4Km - Perth Airport
- 21.2Km - Perth City