



**SOLD**

**OWNER WANTS ME SOLD AND ALL REASONABLE OFFERS WILL BE CONSIDERED**

Me and my owner are both getting on in years. We have been great mates since she arrived in 1998. She always looked after me the best she could. There's a bit more to do though. She gave me some new guttering. Then came a lovely new brick front wall plus some awesome new paving. This was just a couple of years ago. I have an especially good location. I'm surrounded by tranquil parks and lovely well-kept homes. I am in a good pocket really. I could be the godsend you have been looking for. I am situated on a dual access corner block, close to bus services. Google says I'm only 1.7 Km to Thornlie Square and 7.1 KM to Carousel too which is great. I am the perfect home for singles, couples, investors, first home buyers and retirees.

**FEATURES:**

- Two huge bedrooms with built in robe in the main bedroom
- Spacious separate living area with bay windows
- Huge open plan kitchen and meals area
- New gas cooktop
- Bathroom with separate bath, shower and vanity
- Heaps of storage in the generous sized laundry
- Reverse cycle air conditioning
- Fully paved back yard with minimal garden and mains retic
- Drive through access to back yard
- Instantaneous gas hot water (almost new)
- Single garage, small work shed and patio
- Foxtel and NBN connected
- Land size:363m2
- Built: 1985
- Shire of Gosnells
- Zoned: 17.5 Duplex unit
- Shire rates: \$1800.00 Approx.
- Water rates: \$961.87 Approx.

CALL HELEN - MBL: 0417 262 788 FOR AN APPOINTMENT TO VIEW

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$204,000**

**OPEN FOR INSPECTION:**  
**N/A**



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