

Sold



## Move-In Ready Villa Bordering Parklands

Just minutes to Gosnells Train Station and Primary School, this low maintenance, move-in-ready dwelling also offers the peaceful backdrop of incredible nature reserves and a short walk to local shops and eateries. With three bedrooms, one family-sized bathroom, an undercover carport, a private rear terrace, a modern kitchen and a spacious living area, this easy-care home is a great choice for retirees, downsizers, young couples or first home buyers.

In immaculate condition and located within a peaceful residential enclave, come home to features such as smart timber flooring, bright, white interiors, carpeted bedrooms and split system air conditioners in the living, dining and kitchen. All bedrooms boast built-in robes, while a large bathroom enjoys a separate bath, shower, and extra-large vanity.

In the heart of the home, the open plan kitchen, living and dining space overlooks a paved terrace through sliding glass doors. A separate floor-to-ceiling pantry, stainless steel cooking appliances and a clear outlook over the adjacent living area, add to the kitchen's appeal.

Additionally, find a good-sized separate laundry with direct side access, a front window shutter to keep out the summer sun, and a secure screen front door. Outside, enjoy a morning cup of coffee or an evening drink on the paved terrace, complete with a retractable awning and super easy-care surrounding garden beds. At the entry, park the car under the front carport,

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<b>Price</b>	SOLD for \$326,000
<b>Property Type</b>	Residential
<b>Property ID</b>	29288
<b>Land Area</b>	186 m <sup>2</sup>
<b>Floor Area</b>	105 m <sup>2</sup>

### Agent Details

### Office Details

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while the paved driveway bordered by low shrubbery could also house a second vehicle.

You won't need to go far to find everything you need with this property. Furthermore, the green swathe of Perth's eastern national parks and reserves is visible from the entry of this quiet development. Beautiful Astley River Park is just a stone's throw away on foot, as are the transport and shopping options – such as Coles Gosnells - on Albany Highway. Gosnells Train Station is a simple three-minute drive, allowing for a great commute to the CBD.

To make this move-in-ready, solid investment yours, contact Austin Shepherd now on 0452 587 887.

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