



35B Nicholas Street Gosnells, WA



## COMFORTABLE LIVING - NO STRATA FEES!!!

Welcome to this freshly painted and stylish 3-bedroom, 1-bathroom duplex home, where modern living meets convenience. As you enter, you're greeted by a spacious living area that seamlessly flows into the dining and kitchen spaces. The functional floorplan creates a sense of practicality and connectivity, perfect for both everyday living and entertaining. The elegant design features sleek finishes and ample natural light, enhancing the overall ambiance of the home.

Do not miss your chance to secure this stunning property, Call Now!

### Features Include:

- ? Great sized formal sunken lounge area flooded with natural light
- ? Well-equipped kitchen with ample cabinetry, gas cooktop and sleek benchtops
- ? Expansive master bedrooms with built in robes
- ? Modern main bathroom and toilet
- ? Commodious backyard and a front yard + gard

**Price:** \$430,888

**Council Rates:** \$1,610.00/year (approx)

**Water Rates:** \$588.12/year (approx)



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