



13 Crandon Street Gosnells, WA

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## PRIME DEVELOPMENT OPPORTUNITY

An opportunity to purchase a rare 3 bedroom 1 bathroom gem in a fantastic location with a unique option to develop is here.

Sitting on 914 sqm, and zoned R30, this is a potential 3 unit site (subject to council approvals). Whilst planning your development, rent the house out with market rents being \$600 pw. Being a great location, it will be easy to rent and to sell once developed.

The property is in good condition and features 3 bedrooms, 1 bathroom, and an expansive open plan living area - perfect for entertaining and living. Do not miss your opportunity and call now!

Features include:

- 914sqm block - zoned R30
- Fantastic location near shops, public transport, parks and amenities
- 3 bedrooms
- 1 bathroom

Call The Gosnells Giants - Abdullah Al Nour 0414 585 120 and Shivam Valdi

[www.minic.com.au](http://www.minic.com.au)

**Price:** FROM \$680,000

**Council Rates:** \$1,620.00/year (approx)

**Water Rates:** \$603.20/year (approx)



**Abdullah Al Nour**

0414 585 120

**Shivam Valdi**

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