



7/36 Swingler Way Gosnells, WA



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## NO STRATA FEES!! GREAT SIZED HOME!!

This spacious 3-bedroom, 1-bathroom home with a guest room/ separate living space, built in 1994 offers a delightful living space with a total area of 263 square meters. Peacefully positioned in a quiet complex, this property ensures privacy and tranquility. Furthermore, a double carport offers secure parking and ample space.

The home boasts an open plan living design, seamlessly connecting the kitchen, dining, and living area, creating a spacious and cohesive atmosphere. The kitchen is well-appointed with a gas cooktop and ample storage space, making meal preparation a breeze. The three generously sized bedrooms provide comfortable retreats, and the shared bathroom is tastefully designed with a shower and bath.

Outside, the property offers a well-maintained garden or yard and a great sized patio area, providing an ideal space for outdoor activities or relaxation. With its convenient layout, desirable features, this home is an excellent choice for those seeking a cozy and functional living environment. Allowing for affordable living, in a convenient location only a stone throw away from Ashburton Drive Primary.

**Price:** \$520000

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

**Water Rates:** \$861.57/year (approx)



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