



31 Crandon Street Gosnells, WA



3



1



1

## LARGE 822 SQM IN A GREAT LOCATION!!

Presented to you is this great sized 3 bedroom and 1 bathroom home that sits on a sprawling 822 sqm in a superbly convenient location! Currently zoned R17.5, with a proposed zoning of R20, this property boasts great value and potential for long term capital growth!

Step inside and be welcomed by a formal lounge flooded with natural light with sleek flooring and ample space, freely flowing to the formal dining area. The well-equipped kitchen is great sized fitted with ample cabinetry, electric cooktop and oven, with access from the living area and dining room.

This property is currently tenanted on a fixed lease until October.

This is a fantastic opportunity to secure a great property! Call Now!

Features include:

- Sprawling 822 sqm block in a convenient loc

**Price:** \$575000

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

**Water Rates:** \$610.75/year (approx)



**Abdullah Al Nour**

0414 585 120

**Shivam Valdi**

0420 310 802