



161 2462 Albany Highway, Gosnells, WA



## Riverside Gardens Estate - Site 161

This "Franklin" design Park Home has three good sized bedrooms, one semi ensuite bathroom and 2 toilets. The master bedroom also has a sliding door to access the bathroom. The open plan living area has vinyl floor coverings to the kitchen/dining and carpet to the lounge. The kitchen has a free-standing Chef gas cooker, pantry and a fridge recess. Features include ducted evaporative cooling, Rinnai instant gas HWS, gas heating point and large linen storage. The good size open verandah has a mobility ramp for easy access.

CAT RUN! The double carport has been partitioned off halfway and fully enclosed with lattice to create a lockable safe cat run or it can easily be reinstated as a carport. Leadlight front door, security window screens, storage shed and shoppers access. Located in a quiet street close to all the amenities. Sorry, no dogs allowed.

Riverside Gardens is a Lifestyle Village for over 50's, situated at the foothills of the Darling Ranges in Gosnells. The village offers a secure living environment, fantastic facilities and a range of social groups and activities. The village is located close to the Seaforth Train Station, bus route, medical facilities and shops.

 3  1  2

Price SOLD for \$174,000  
Property ID 102462

### Lifestyle Community Details

Riverside Gardens Estate

### Sales Representative Details

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A Resident's right to occupy Residential Premises under the Residential Parks (Long-stay Tenants) Act 2006 and Regulations 2007 is leasehold only and not a freehold. With the purchase of this house comes the offer of a long-stay fixed term lease agreement which in some rare circumstances maybe terminated.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

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