



135 2462 Albany Highway, Gosnells, WA



## Riverside Gardens - Site 135

This Custom Franklin Park Home is a generous size due to the original owners extending the width to add to the bedrooms and lounge. The 3 bedrooms, large bathroom lounge, dining, and kitchen are complemented by the fully enclosed front verandah. A great space for every day casual use or just to sit with friends and a glass of wine! A well maintained home with loads of extras. Features include ducted evaporative air conditioning, split system reverse cycle AC to the living, 1.5kw solar power system, additional R3.5 wool insulation for comfort, security lights and doors, Foxtel connection, NBN available and a bonus gas BBQ included.

Rinnai Infinity gas HWS, gas heating point, grab rails, luxury vinyl planking, verticals and curtain window treatments and a double linen cupboard.

The double carport was located on the west side to shade the house in summer and features shade cloth privacy blinds and a storage shed with shelving.

Situated an easy 20 minutes from the Perth CBD, Riverside Gardens Estate is also in close proximity to local medical facilities, shops and sporting clubs.

3 1 2

Price SOLD for \$185,000  
Property ID 102582

## Lifestyle Community Details

Riverside Gardens Estate

## Sales Representative Details

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