



3 2462 Albany Highway, Gosnells, WA



Riverside Gardens Estate - Site 3

This large "Augusta" design Park Home is approx. 85.14sqm and has 3 good size bedrooms, a lounge, dining, kitchen, and a large bathroom. Plenty of effort has gone in to presenting the home for sale. The walls have been repainted throughout and new carpets installed in the lounge and the 3 bedrooms. The interior and exterior have been fully cleaned and minor repairs have been made.

Two bedrooms have sliding mirror door built in robes. The kitchen has a freestanding gas cooker, rangehood, ample storage and tinted windows.

The front porch has been fully enclosed and offers a pleasant and secure retreat. The rear service door is covered and has an extended porch plus grab rails.

Features include ducted evaporative cooling, a split system reverse cycle aircon to the living, security front door, security window screens, gas heating point and instant gas HWS. Exterior awnings cover all the windows for year-round comfort.

The double carport has full length lattice privacy screens and there is a secure storage shed.

This home is well located at the front of the Village and is close to

3 1 2

Price	SOLD
Property ID	102588

Lifestyle Community Details

Riverside Gardens Estate

Sales Representative Details

Ron Clues
 04228798008
 ron@riversidegardensestate.com.au

transport, the Community Hall and Indoor Heated Pool.

Riverside Gardens Estate offers a range of facilities which include a community centre, indoor swimming pool, bowling green, golf practice complex and a men's shed. There are also a variety of social groups and activities that residents can participate in such as bingo, bootscooting, bingo, tai chi and aqua aerobics.

You will have peace of mind knowing that access to the village is via a secure entry gate and security cameras are located around the village. There is an onsite village manager and Emergency Call Buttons are fitted to all homes. Sorry, no dogs allowed.

Situated an easy 20 minutes from the Perth CBD, Riverside Gardens Estate is also in close proximity to local medical services, shops, restaurants and sporting clubs. So no matter what you need, you will never have to travel far.

To arrange a tour or for more information visit www.riversidegardensestate.com.au or call 08 9490 4793

Sorry, dogs are not permitted in the Village. Other pets by application.

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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