

Leased



23 Swanley St, Gosnells



## BUILT TO ENTERTAIN!! 2 X LARGE WORKSHOPS, REAR ACCESS!

The location of this property is highly desirable, situated on a sprawling 769sqm block in the sought-after locale of Gosnells, you will find impeccably maintained, 3 bedroom, 1 bathroom family home.

### FEATURES INCLUDE:

3 bedrooms with built in robe and ceiling fan to main bedroom, open shelving unit to bedroom 3.

1 bathroom with separate shower and bath.

Ducted air-conditioning.

Entry hall with built in store cupboard plus additional cupboard storage to property.

Large lounge room overlooking front of property with ceiling fan (please note wood fire heater is not working and will not be repaired).

Separate meals area.

Kitchen with gas hotplates and oven plus plenty of cupboard space.

Step outside to discover an entertainers paradise with an enclosed patio area with screen doors - perfect for winter entertaining or additional living space, a separate outside covered patio area, beautifully well kept lawns and gardens, great for the pets and kids to run around on and 2 large workshops provide ample storage or for you tinker around in - please note only one workshop has power.

🛏 3 🚿 1 🚗 2 📏 769m<sup>2</sup>

Price	LEASED!
Property Type	Rental
Property ID	321
Land Area	769 m <sup>2</sup>

### AGENT DETAILS

Kirsty Styles - 0438 188 011

### OFFICE DETAILS

Bricks & Mortar Real Estate  
Solutions  
15-16/64-66 Bannister Rd Canning  
Vale WA 6155 Australia  
08 6140 6619



Double gates with drive through access from the front to the rear of the property, there is also plenty of space for parking your extra vehicles, caravan, trailer etc. Reticulation to front lawns and gardens.

With a child care centre located at the end of the street, conveniently located with close proximity to Ashburton Drive Primary School, Southern River College, Mary Carroll Park and Tonkin Highway.

**\*\* PLEASE NOTE THIS PROPERTY IS UNFURNISHED \*\***

Pets will be considered, available 28th March 2024. Please register your interest with Kirsty online only for a viewing – you will be emailed when a viewing time has been scheduled.

#### **WHAT TO DO NOW:**

To register your interest in viewing this property, please send through an email enquiry to Kirsty with your details. **\*\*\*HOME OPEN TIMES ARE SUBJECT TO CHANGE OR BE CANCELLED WITHOUT NOTICE. \*\*\***

Once a viewing time has been arranged, you will be emailed the available inspection time. You must register before we can allow you entry in to the property.

You must register your details via email to ensure you receive updates on any unforeseen changes or cancellations of viewing times. A viewing time may be cancelled if no one registers to attend.

**\*\*You must view the property first with a representative from Bricks & Mortar Real Estate Solutions prior to applying\*\*** We do not accept applications before a viewing. We do not accept 1 form applications.

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