



235 Eudoria Street Gosnells, WA



## GIGANTIC BLOCK IN SUPERB LOCATION!!

Here is an incredible opportunity to secure a MASSIVE 3662 sqm block - Zoned R17.5 - in the heart of Gosnells, an opportunity that can not be missed!

On this enormous block is an old 1952 built house, comprising 4 bedrooms and 2 bathrooms with a great sized open plan living space. Being an old home, this property is in need of many refurbishment and renovations to be comfortably habitable - from flooring, to bathrooms, to ceilings, a full renovation.

The value is in the land and not so much the house, although the option of fixing it and renting it out is definitely there. Should you decide to develop this great property, there is a Local Planning Policy 3.5 that needs to be considered.

Features include:

- Large four bedroom family home

Call The Gosnells Giants - Abdullah Al Nour 0414 585 120 and Shivam Valdi 0420 310 802

[www.minic.com.au](http://www.minic.com.au)

**Price:** \$655000

**Council Rates:** \$1,650.00/year (approx)

**Water Rates:** \$188.40/year (approx)