120 Hicks St, Gosnells, WA 6110

Sold - 24/04/2020

House   3 🛏 | 1 🛁

4-UNIT POTENTIAL DEVELOPMENT

Nestled in a quiet pocket Gosnells pocket, moments from local schools, lifestyle villages and shops, rest 120 Hicks Street. Set over a very generous 1,012sqm property and zoned R30/40 this exciting allotment bears the potential to demolish the existing 3 bedroom home and build 4 units in its place (STCA). However, if you're looking for a larger parcel of land to develop, next door (122 Hicks Road, Gosnells/Lt 242) is also offered for sale. An additional 1,012sqm increasing the potential to develop 8-units (subject to planning approvals).

AREA HIGHLIGHTS
* 150m to Hicks Street Bus Stop.
* 450m to Gosnells Train and Bus Station.
* 650m to Gosnells Primary School.
* 2.2km to St Munchins Catholic School.
* 1.8km to Lumen Christi College.
* 4.9km to South Metro TAFE.
* Easy access to local shops.
* Moments from Albany Highway.
* Walking distance to Gosnells Recreation Ground.

A solid brick and tile construction, the existing 3 bedroom, 1 bathroom home is presented in tidy condition, providing a great option to generate income through leasing to tenants whilst you under take planning and development approvals. The home offers a good-sized floor plan with an open plan living area to the front of the home and a separate meals overlooking the kitchen through the back. The bedrooms are of a decent size with a ceiling fan available in the master.

FEATURES OF THE HOME:
* Open plan lounge and dining complete with gorgeous pot belly fire resting on a brick hearth.
* Kitchen overlooking a casual meals area with ceiling fan and views over the backyard.
* Split-system reverse cycle air conditioning available in the lounge.
* Good-sized bedrooms – master with a ceiling fan
* Original bathroom complete with shower recess and separate bath.
* Wood look flooring throughout the kitchen and living areas.

Open for Inspection

By Appointment.

Listed By
Josh Brockhurst