

## Gosnells, 10/12 Holland Street

Modern 3 Beds Home Close To Centuria Gosnells Central Shops and Gosnells Train Station



**For Sale**  
SOLD | By Kim Liew

**View**  
[ljhooker.com.au/5FTAFFB](http://ljhooker.com.au/5FTAFFB)

**Contact**  
**Kim Liew**  
0430 015 796  
[kim.liew@ljhvicpark.com.au](mailto:kim.liew@ljhvicpark.com.au)

### ACCOMODATION

This easy care villa is one of ten in a small complex, it is located in the heart of Gosnells and it is perfect for a first home buyer, downsizer or investor.

The spacious light filled villa has a spacious living area, modern kitchen and dining area that is complimented with a reverse cycle air condition. The kitchen is adjacent to the living and dining area. It features a galley style kitchen, stainless steel appliances, single door fridge recess and plenty of built in cupboard spaces for storage.

The master bedroom features a large walk in robe and its own ensuite. The second and third bedrooms are generous in size and both features built in robes.

The garden is minimal maintenance and easy care, making this the perfect lock and leave.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Victoria Park | Belmont  
(WA)  
(08) 9473 7777**

## FEATURES AND BENEFITS

- \*Stainless steel gas cooktop, fan forced oven and rangehood
- \*Tiled splashback in kitchen
- \*Large kitchen benchtop, cupboards and pantry
- \*Single door fridge recess
- \*Split system air condition in living kitchen and dining area
- \*Split system air condition in master bedroom
- \*Master bedroom with ensuite and walk in robe
- \*Second and third bedroom with built in robe
- \*Spacious main bathroom with bathtub
- \*Separate laundry
- \*Paved courtyard
- \*Gas hot water system
- \*Storeroom
- \*Undercover carport for two cars

## INVESTOR INFORMATION

This home is currently tenanted on a fixed lease to 2 April 2026 at \$400.00 per week.

## RATES & LEVY

- \*Council Rates \$1,840.00 (approx.) FY24/25
- \*Water Rates \$1,040.00 (approx.) FY24/25
- \*Strata Admin Levy \$356.05 per quarter
- \*Strata Reserve Levy \$29.95 per quarter

## LOCATION

This is the perfect villa to call home. You will enjoy local major shopping precinct Centuria Gosnells Central (900M), Gosnells Market and the nearby large array of restaurants and cafes. Gosnells train station is a short 5 minutes' walk, a distance of 450M from the villa. The home is 700M from Centennial Pioneer Park and BBQ area. Local school catchment is Gosnells Primary School and Southern River College.

## CONTACT

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "10/12 Holland Street" to 0430 015 796 for your digital brochure.



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## More About this Property

<b>Property ID</b>	5FTAFFB
<b>Property Type</b>	House
<b>House Size</b>	144 m2
<b>Land Area</b>	212 m2
<b>Including</b>	Ensuite Air Conditioning Courtyard Built-in-Robes Fully Fenced Close to Schools Close to Shops Close to Transport

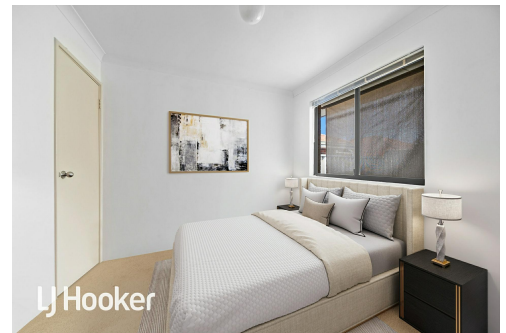
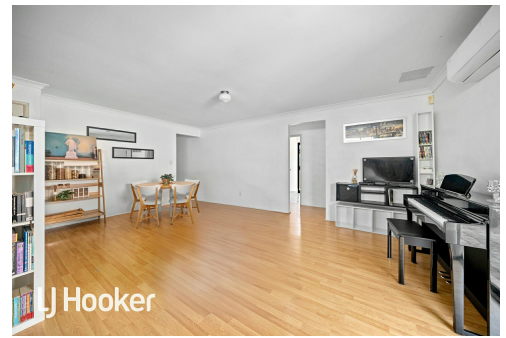
**Kim Liew 0430 015 796**

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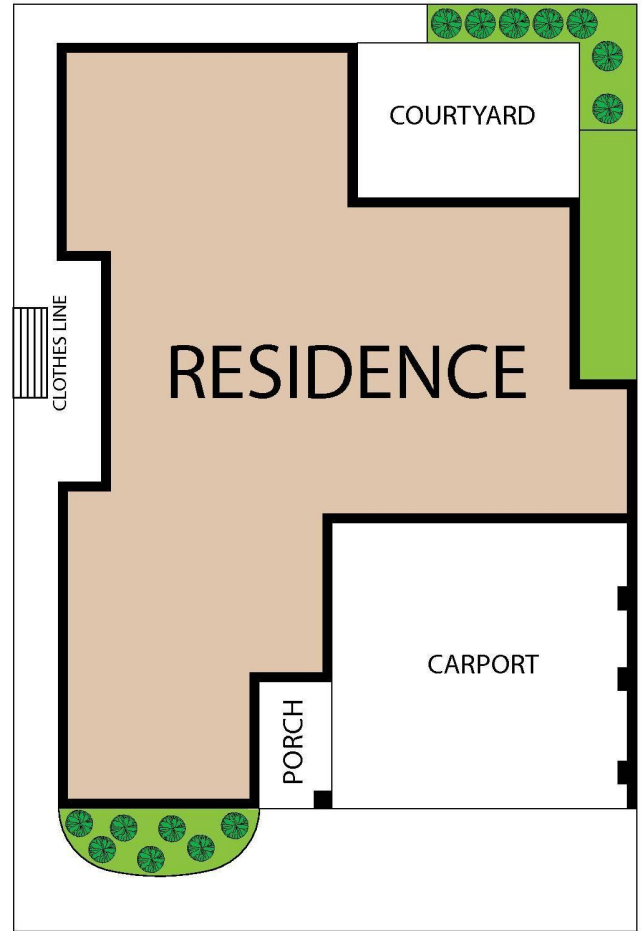
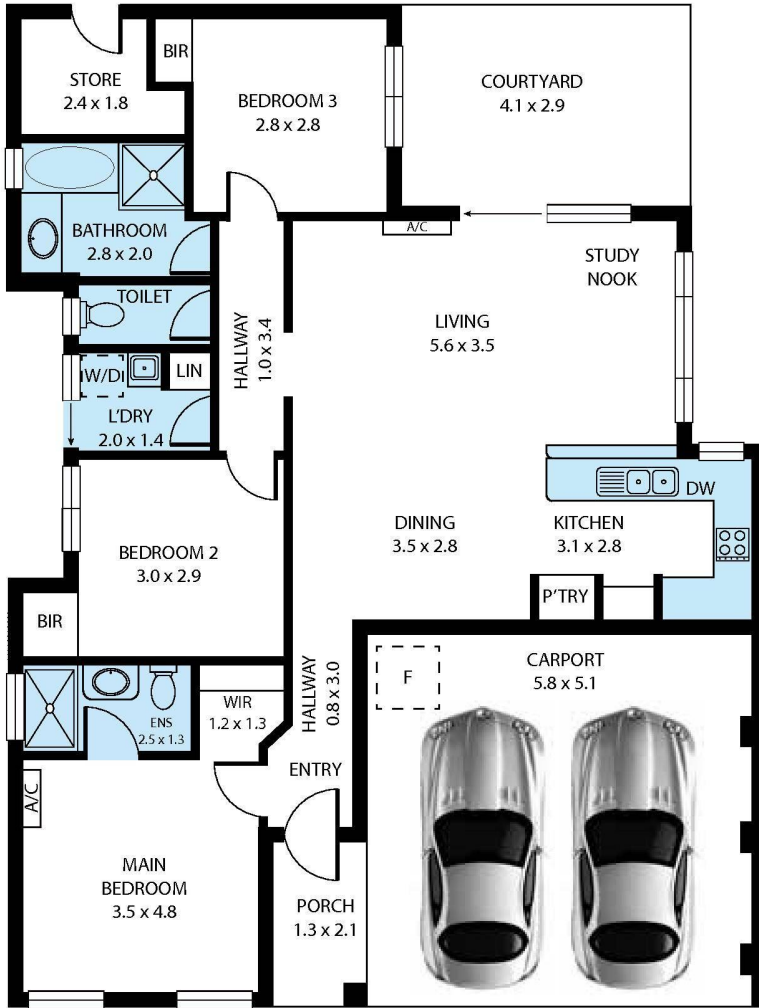
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**Unit 10/12 Holland Street, Gosnells, WA, 6110**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREAS	
BUILTS AREA	: 110m <sup>2</sup>
PORCH	: 3m <sup>2</sup>
CARPORT	: 31m <sup>2</sup>
TOTAL AREA	: 144m <sup>2</sup>



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