



LJ Hooker



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2/1 Goodall Street, Gosnells

Modern Style | Effortless Comfort | Perfect Location

Welcome to Goodall Street, Gosnells - a beautifully designed and thoughtfully planned 3-bedroom, 2-bathroom home that blends modern living with everyday practicality. Whether you're a first-home buyer, downsizer, or savvy investor, this brand-new residence ticks every box for comfort, space, and convenience.

Property Highlights 3 spacious bedrooms with built-in wardrobes Master suite with walk-in robe and private ensuite 2 modern bathrooms with full-height tiling and designer finishes Open-plan kitchen, dining & living area filled with natural light.

Contemporary kitchen with stone benchtops, overhead cupboards, and stainless-steel appliances Double garage with internal access and storage space Separate laundry with external access to drying court Paved alfresco area - ideal for entertaining family and friends Tiled main living zones and plush carpet in bedrooms for a warm, homely feel Low-maintenance backyard - perfect for relaxed, easy living.

Currently tenanted

4  2  2 

FOR SALE
\$799,000

AGENTS

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AGENCY

LJ Hooker Thornlie | Canning Vale
(08) 9459 7788

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Design & Construction

Brick & tile construction with Colorbond roof
Ceiling height at 31 courses for added spaciousness
Energy-efficient insulation and ventilation systems
Fully compliant with Australian Building Standards & NCC requirements

Location Perfectly positioned near Eudoria Street and within easy reach of local shops, schools, public transport, and parks, this quiet pocket of Gosnells offers a balanced lifestyle - close to everything, yet private enough to feel like home.

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MORE DETAILS

Property ID	99PHA2
Property Type	House
Land Area	304 m2
Including	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes

Sajad Ahmadyar 0405 602 210

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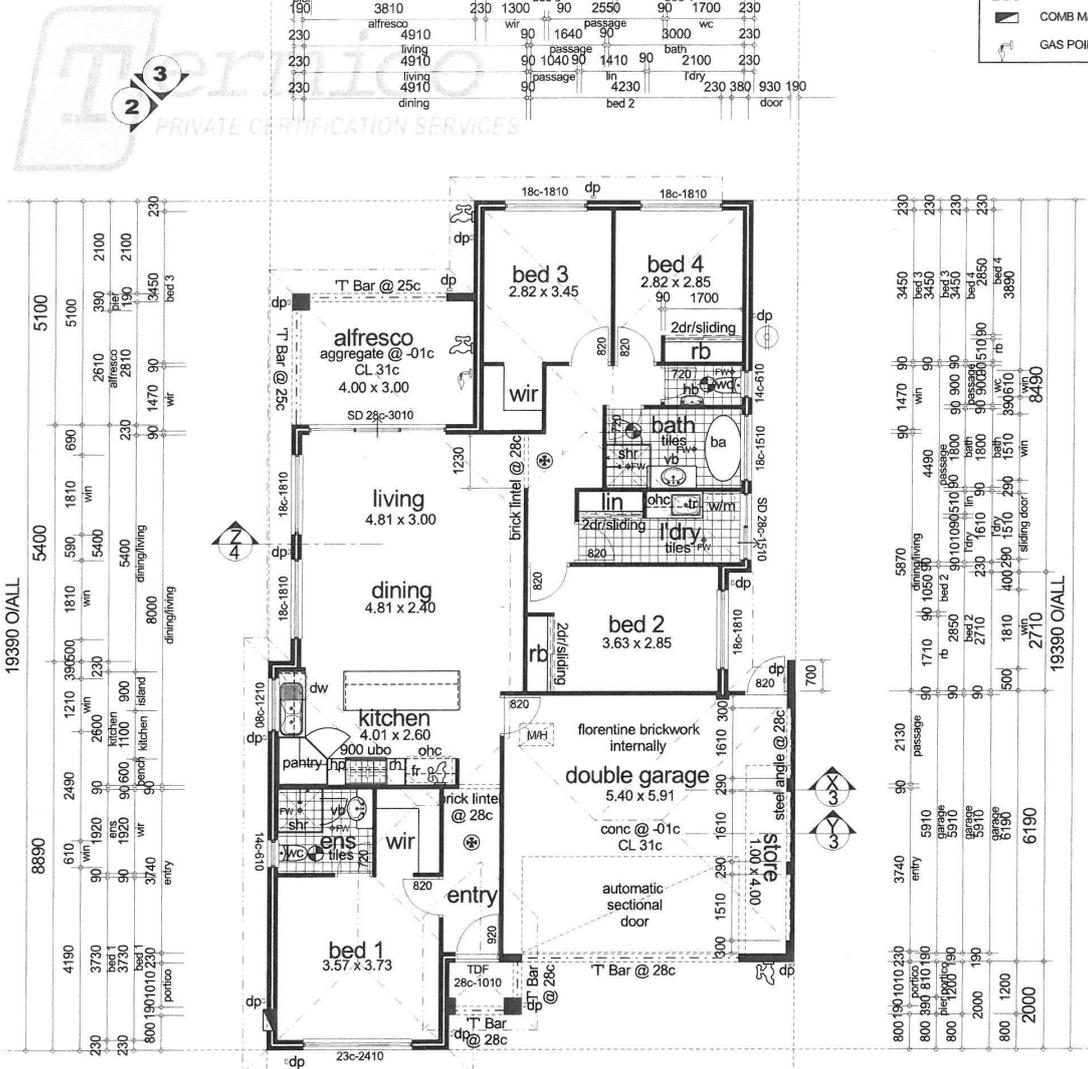


WET AREAS

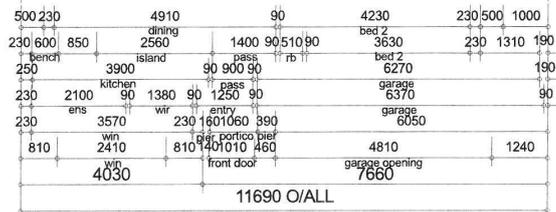
WET AREAS WATERPROOFING AND WATER RESISTANCE REQUIREMENTS TO COMPLY WITH NCC 2019 PART 3.8.1 BUILDING ELEMENTS IN WET AREAS WILL COMPLY WITH WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH TABLE 3.8.1.1 AND AS 3740

SYMBOL LEGEND

- SMOKE DETECTOR
- EXHAUST FAN
- MAN HOLE
- HOT WATER UNIT
- TAP
- COMB M/BOX
- GAS POINT



Floor Plan
Scale 1:100 @ A3



BUILDING AREA

Ground Floor:	133.60m ²
Garage:	39.67m ²
Alfresco:	12.00m ²
Portico:	1.93m ²

Total Floor Area:	187.20m ²
Perimeter:	63.23 lm
Roof Area:	210.06m ²

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UNIT 3

EASTERN HOUSE BORER

ALL TIMBER ELEMENTS TO BE TREATED TO CLASS H2 OR HIGHER GRADE

client	DATE: 21/06/2022	REV. DATE: DESCRIPTION:	JOB No. 21-1157
(3) Grouped Dwellings Lot 31, Hn 1, Goodall Street, GOSNELLS	BUILDING PERMIT		armentti
<small>CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALING. NOTIFY THE DESIGNER IF ANY DISCREPANCIES OCCUR TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DWGS. tizianoarmentti@bigpond.com</small>			SHEET No. A15 of 20
			FORM & SPACE Mob: 04333 9 7373

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