







174/2462 Albany Highway, Gosnells

Downsize Without Compromise

Over 50's Lifestyle Village

Viewing by Appointment, contact Brian Scott to arrange your inspection

There is a certain ease to life when everything you need sits right at your doorstep, and this beautifully kept three bedroom park home in Riverside Gardens captures that feeling from the moment you arrive. With a bus stop right out front and Seaforth Station within strolling distance, it's the kind of address where owning a car becomes optional. Yet with the impressive range of facilities available inside the village, you may find yourself rarely wanting to leave at all.

The home itself is charming and wonderfully low maintenance, framed by a neat garden and a small rear lawn that adds a touch of greenery without demanding weekend upkeep. Parking is effortless, with space for two cars in tandem and a handy garden shed for storage. The front verandah, fitted with pull down weather shields, creates a welcoming year round sitting area a quiet place to enjoy a morning coffee or unwind in the afternoon breeze.

Inside, the home opens to a generous lounge and dining area, kept comfortable throughout the seasons with ducted evaporative air

3 1 2

FOR SALE
Mid $400,000's

VIEW
By Appointment

AGENTS
Brian Scott
0438 333 341
brian.scott@ljhooker.com.au

AGENCY
LJ Hooker Thornlie | Canning Vale
(08) 9459 7788

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.

conditioning, a large split system unit, and a gas bayonet for winter warmth. The dining space flows naturally into a well equipped kitchen, where abundant cabinetry wraps around the benchtop and a freestanding oven with gas cooktop stands ready for home cooked meals.

The rear of the home offers versatility, with a smaller bedroom ideal as a sewing room, hobby space or quiet study. The second minor bedroom is well sized and fitted with a floor to ceiling mirrored robe, while the master bedroom enjoys the same mirrored storage and a generous footprint. All rooms enjoy easy access to the bathroom, appointed with a large vanity, glass panelled shower and thoughtfully installed safety rails for added peace of mind.

Life in Riverside Gardens is enriched by an impressive suite of facilities.

Residents enjoy a beautifully maintained bowling green, a men's shed, and both a driving range and putting green for golf enthusiasts. The heated indoor swimming pool hosts regular exercise classes, while the community centre offers a library, pool table and comfortable lounge areas. There is even a community garden and allocated space for caravan or boat parking, subject to availability.

Homes in this location are highly sought after for good reason. To experience the lifestyle for yourself, call me to arrange your private viewing.

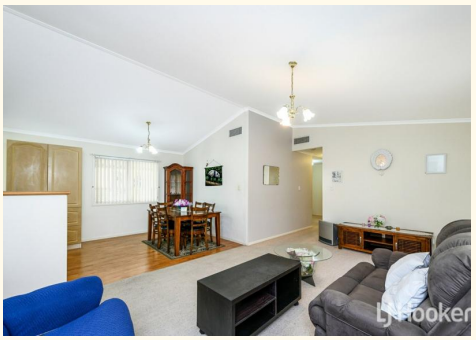
Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

MORE DETAILS

Property ID	A40HA2
Property Type	Unit
Including	Air Conditioning Evaporative Cooling











Brian Scott 0438 333 341
Sales Representative | brian.scott@ljhooker.com.au

LJ Hooker Thornlie | Canning Vale (08) 9459 7788
Shop 26 Thornlie Square Shopping Centre, Spencer Road,
THORNLIE WA 6108
thornlie.ljhooker.com.au | thornlie@ljhooker.com.au

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.