



3 Formby Street, GNOWANGERUP, WA 6335

SUPER AFFORDABLE INVESTMENT OPPORTUNITY - UNDER OFFER BY SUZIE PERRIN

Located at the end of a cul-de-sac, 3 Formby Street, Gnowangerup presents a fantastic opportunity for first-time buyers or savvy investors alike.

This solid brick and tile duplex pair offers two separate one-bedroom, one-bathroom units, each featuring a spacious living area and a large split system air conditioner to ensure year-round comfort.

Set on a generous 903 sqm block, the property boasts a full-length rear patio -perfect for outdoor living and entertaining. It is well-fenced and includes separate driveways and front gates for added privacy and convenience.

Additional features include a single lock-up garage and a carport, providing ample parking and storage options at the rear of the property.

Whether you're looking to enter the market at an affordable price or add to your investment portfolio, this property represents excellent value with strong rental return potential.

TYPE: Under Contract

INTERNET ID: 300P183765

SALE DETAILS

Offers from \$129,000

CONTACT DETAILS

Katanning

131 Clive Street
KATANNING, WA
08 9821 3777

Suzie Perrin
0438 545 265

Don't miss this opportunity â## call Exclusive Selling Agent Suzie Perrin today on 0438 545 265 to inspect 3 Formby Street, Gnowangerup.

3 Formby Street

Rates: \$1797.11

ESL: \$103

WARR: \$200

Recycling Bin: \$117

Rubbish Bin: \$105

- Land Area 903.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Single garage
- Single carport





