

12 Bertram Street, Maddington, WA 6109



House For Sale

Tuesday, 28 May 2024

12 Bertram Street, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 372 m2

Type: House



Mark Grogan
0894959999

From \$449,000

This is an absolutely outstanding opportunity for anyone looking to secure a beautifully presented and very comfortable home in the most convenient of locations! Set on a super manageable 378sqm block, this is the ultimate in easy living. A neat and tidy home inside and out it's one of the best buys anywhere in Perth. **LIVING HERE** The floor plan gives you the details of what's where and how it all fits together. The modern design is perfectly practical, and there's lovely natural light that makes the whole area feel very inviting. The kitchen overlooks the backyard, and there's plenty of room for you to configure this main living zone to suit your life. The master bedroom is a great size, and the awesome built-in robe offers heaps of storage space. The secondary bedrooms both offer good storage options, and there's adequate space for king, single, double, or possibly queen-size furniture. The laundry is a good size, and there's ample overhead storage in addition to the linen storage in the passage. The outdoor spaces are fantastic, and there's plenty of room to enjoy out here. There's a cute sandpit and lawn area plus plenty of room to grow a few veggies or fruit trees. At the rear of the master bedroom is a courtyard area that could fit a garden shed or make it somewhere for the pets etc. You have spaces, so you have options! The front yard maintains that cottagey charm with the lawns and gardens and the welcoming style from the street. **IS IT STRATA?** The property is survey strata, and fully street fronting. You don't have to go down some little shared driveway. The strata fees are an insanely low \$250 per YEAR. One thing is for sure, in practice and on paper... it doesn't feel anything like a strata property! Within the strata plan there is a small common area and that very low strata fee covers common insurance over that space, along with a reserve fund to cover any future costs to that space. It's survey strata so all the land is your land. From a technical perspective if you like living here but stumbled across a million bucks, you could knock the house over and build something else. I don't know why you would... but you could. **WHAT NEXT?** Hit the **EMAIL AGENT** button and we'll be in touch with a video tour and to set up a time so you can see it for yourself.