

39 Bertram Street, Maddington, WA 6109



House For Sale

Friday, 5 April 2024

39 Bertram Street, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Area: 767 m2

Type: House



Gareth May
0893983000

Under Offer

Set on a large 767m² block this great 3 bedroom 1 bathroom home has lots to offer! Conveniently located close to public transport and positioned between Tonkin Hwy and Albany Hwy. Yule Brook College and East Maddington Primary School both just under 2km away. Maddington Central Shopping Centre and Gosnells Town Centre are offering major supermarkets, gym, café, dining and medical facilities are within 3.5km. **INSIDE** • Functional floor plan, the main living is a good size positioned at the front of the home. • Main bedroom is a good size with split system air con. • The secondary bedrooms are both a comfortable size. • For the chef of the house, the kitchen offers 600mm oven and gas stove as well as built in pantry. • Split system air conditioning located in the main bedroom, bedroom three and the living area makes for comfortable living all year round. **OUTSIDE** • As we step outside, we have a large patio area, a perfect space for entertaining family and friends. • Side access for a caravan, boat, or trailer and with room to park plenty of cars • Large shed positioned at the rear of the property, perfect for working on your hobbies, a gym or additional storage. **SO MUCH, SO CLOSE** 750m - Nearest Bus Stop 650m - Holling Street Reserve 1.2km - East Maddington Primary School 1.7km - Coles Gosnells 2.1km - Yule Brook College *Distances are approximate, sourced from google maps. **PROPERTY DETAILS** Land Size: 767m² Build Year: 1972 Built Area (Living): 103m² Floor Plan: Available Council Rates: \$1,618 Annually (Approx) Water Rates: \$1,071 Annually (Approx) NBN: Available INVESTORS Rental Appraisal: \$580 per week. Video walk through & certificate of title available, please send email enquiry to request. **BOOK AN INSPECTION** Contact Gareth May on 0430 400 664 or gmay@attreerealestate.com.au to arrange a private inspection. **DISCLAIMER:** This document has been prepared for advertising and marketing purposes only. Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy and accept no responsibility for the results of any actions taken, or reliance placed upon this document and interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.