

40A Gummery Street, Bedford, WA 6052



House For Sale

Friday, 3 May 2024

40A Gummery Street, Bedford, WA 6052

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 418 m2

Type: House



Natalie Hoyer

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EOI Buyers from the \$600's

Feel that spark? That's the start of something special. This brilliant home will have you beaming with happiness from the moment your key turns in the front door. Actually, probably even before that. It does have a rather pretty façade, after all. Tucked away to the rear of this subdivided block, you'd be forgiven for expecting something poky and drab. But no - this is a lovely, light-filled place that you can move into and straight-up adore. Let's start with security. For peace of mind - whether you're a homebody or love to lock and leave - there are the roller shutters to the windows and sliding doors. Speaking of locking and leaving, the rear courtyard is as low maintenance as it is lovely, so you can jet off to chase the sun in an entirely different hemisphere and not worry at all about how your garden will fare. The established trees will be fine. And when you want to host a soiree upon your return? There's plentiful space and privacy, and loved ones will be like moths to a flame. We know Winter is coming though, and again, you're sorted with reverse cycle ducted aircon and heating. So you can comfortably sprawl out in the spacious living and dining area or get cosy in bed with your Kindle and a cuppa. Maybe it's true that all that glitters isn't gold. But this sparkler is worth a second look. Location-wise, other properties can hardly hold a torch to this one when it comes to recreation and shopping. There are a couple of fabulous parks at both ends of the street (RA Cook Reserve is 150m, Browns Lake Reserve is 400m), plus Gummery Reserve in the middle (270m) and Rudloc Reserve (600m) the next street over. Phew! If you're not already a fan of getting out and about with mates, the dog, or even solo, you soon will be. And we mentioned shopping. Morley Galleria is an easy 1.2km from your door, and you know what that means. You'll definitely be sorted for gift shopping when the festive season comes or when you're ready to celebrate someone special in your life. There's nothing to say that you can't be your own someone special, by the way. Yes, this home is a treat, and yes, so is the occasional dinner at Our Table or drink at Django's (both 1.3km). But hear us out. When it comes to lighting up your life, no one does it better than you. Ready to ditch Tinder? Hit Natalie up now (call or email). Or rock up to the home open. *****Buyers from the \$600,000's are encouraged to come and inspect the property with all offers presented as received on or before the campaign end date of 5:00pm Wednesday the 15th of May 2024 (IF NOT SOLD PRIOR). The seller reserves the right to accept an offer prior to the campaign end date. Lot Size: 418sqm Build Year: Circa 1997 Council Rates: \$1,851.60 per annum approximately Water Rates: \$1,154.16 per annum approximately No Strata Fees