

41 Whiteman Crescent, Bertram, WA 6167

House For Sale

Thursday, 4 April 2024

41 Whiteman Crescent, Bertram, WA 6167

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Navpreet Singh
0416377765



Rash Dhanjal
1300243629

Offers from \$669,000

Nestled in a quiet Bertram, this low-maintenance house offers easy living with all the amenities close by. Boasting 4 bedrooms, 2 bathrooms, and a double car garage, this 2006-built home is perfect for those seeking a hassle-free lifestyle. Key Features: This home presents 4 spacious bedrooms, each equipped with wardrobes, providing ample storage for the whole family. Additionally, it offers an office/theatre room, providing versatile space for work or entertainment. The master bedroom boasts an en-suite with a walk-in robe, ensuring comfort and convenience. Other notable features include a Premium Solar System, ensuring low power bills. The kitchen is equipped with modern amenities, including a dishwasher and an ice-making tap, while laminated wooden floors in living areas add a touch of elegance. LED downlights in three colors create ambiance, complemented by three reverse cycle split air cons for climate control. Outdoor living is enhanced by artificial turf to the front lawn, a spacious alfresco area, and artificial turf in the backyard. A massive storage shed measuring 57sqm provides ample space for all purposes, while the property sits on a generous 505 sqm block, offering plenty of space for outdoor activities. Rental Yield Opportunity: With a potential rental yield between \$700 - \$750 per week, this property offers not only a comfortable family home but also an excellent investment opportunity. Nearby Schools & Amenities: Conveniently located near Bertram Primary School, Wellard Primary School, Wellard Village Primary School, Bertram Primary School, Peter Carnley Anglican Community School, The King's College (Opening in 2024), and Gilmore College Kwinana. Amenities such as Wellard Square Shopping Centre, Costco Wholesale Casuarina, Kwinana Marketplace, IGA Bertram, and Wellard Family Medical Centre are within easy reach. Commuting is made easy with Wellard Train Station just an 8-minute drive away, with quick access to the freeway for Perth City. Rates: Kwinana Rates: \$2300 per year Approx. Water Rates: \$250 per quarter Approx. Offers Through Open Offers - Offers Through Open Offers Offers Link - <https://anz.openn.com/app/p/coji41to3c76ktvd0s90> Don't miss out on this incredible opportunity to secure a beautiful family home in Wellard. Contact Team Rash at The Agency for more information. Team Rash Contact Details: Navpreet Singh: 0416 377 765 Rash Dhanjal: 0410 564 761 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.