

**7B Surrey Street, Bassendean, WA 6054**



**Sold House**

Thursday, 12 October 2023

**7B Surrey Street, Bassendean, WA 6054**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 92 m2**

**Type: House**



Scott Fletcher

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**\$540,000**

If you're a down-sizer, first home buyer or investor looking for a nice little brick and tile home in an exceptional location within easy reach of Bassendean town centre, this one could be an ideal choice for you. Of special mention, this privately tucked away rear-duplex boasts a nice-sized backyard, which will certainly appeal to many buyers. There's plenty of space to entertain under the rear patio and a very manageable parcel of adjacent lawn, a perfect space for pets and children to play, or even a small amount of gardening. Value-packed with three bedrooms, the home offers an ideal blend of privacy, security and comfort, whilst the location provides a village lifestyle convenience that is often sought yet seldom found. Features you will love include:

- Living room with study nook behind and kitchen/dining room leading to outside patio
- Spacious master bedroom. Two bedrooms have built in robes. Spacious third bedroom without robes.
- Rear duplex (behind just one home) - NO STRATA FEES
- Reverse-cycle ducted air-conditioning throughout
- Tiled kitchen/dining with gas cook-top and electric wall-oven
- Bathroom with shower AND bath. Modernised laundry with plenty of cupboards.
- Gas bayonet for living room heating (if desired) and instant gas hot water system
- Carpet and roller blinds to living room and bedrooms
- Light fittings throughout
- Security windows and doors
- Single lock-up carport with shed-style enclosure at rear available to accommodate an additional vehicle
- Paved outdoor entertaining area off dining room
- Manageable lawn area. Auto-reticulated off mains water supply.
- Potential side access if required for a small van or additional car
- Close proximity to Bassendean Primary School
- Governor Stirling SHS catchment zone
- Council Rates: \$1,955.52pa
- Water Rates: \$929.67pa

And check out the fabulous location and lifestyle conveniences:

- 200m to Bassendean Oval
- 350m to Point Reserve, next to the river off North Road.
- 450m to Hawaiian's Bassendean Shopping Mall - Dome, Coles etc
- 600m to Old Lira restaurant to the Bassendean shopping centre
- 600m to Bertie wine bar
- 700m to Bassendean Primary School
- 750m to Holly Raye's
- 800m to The Last Crumb Cake Co (café)
- Less than 1 kilometre to Bassendean Hotel
- Success Hill Train Station 850m walk
- Bassendean Train Station 1.1km walk

This home has been updated over recent years and presents very well, with potential to add further value with some minor improvements. It will be sold via End Date Sale, on or before 5pm Sunday 29th October 2023. Absolutely ALL offers will be presented, and the seller reserves the right to sell prior to the advertised offers submission "end date". Viewings arranged as per the advertised Home Open dates/times or by appointment. For all enquiries, please call or message exclusive agent, Scott Fletcher, on 0412 181 122