

**80 Stratton Bvd, Stratton, WA 6056**



**House For Sale**

Tuesday, 9 January 2024

80 Stratton Bvd, Stratton, WA 6056

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Trevor Black

## OFFERS IN THE \$400s

Offers in the \$400s Open Saturday 11-11.45am Safe & secure with security screens throughout, this four bedroom, 2 bathroom home has all your needs covered. The master bedroom with walk in robe, ensuite, ceiling fan and split system air conditioning, is at the front of the house with the formal lounge room. With a french door in between, you can separate yourself from the open plan kitchen, family and meals areas. The kitchen is central to the open plan area adjoining the dining and family areas, this area is also serviced by another air conditioner. The kitchen can also be accessed via the shoppers door from the carport and features gas hotplates and lots of benchspace, microwave recess, double sink, pantry and rangehood. These areas can be separated from the secondary bedrooms, bathroom and laundry with a door in between. The main bathroom has a bath and the laundry has quick access to the outside. From the main living areas you gain access to the outside entertaining area that is secure with a lattice fence and gate, that if removed would give you easy vehicle access to the backyard. The backyard is fully fenced and secure, with a garden shed. Features include Solid brick and tile home Built 1995 on a 525sqm block Spacious 4 bed 2 bathroom home 2 separate living areas Reverse cycle air conditioners Double carport Security screens Outdoor entertaining Potential rear vehicle access Neat rear yard Whilst this house has a lot to offer it still needs some love.... new owners that will bring it back to it's former glory.... a paint, some flooring, personal touches and VOILA! All gas, electrical and plumbing fixtures will be in good working order at settlement, other than the reticulation which will be accepted by the buyers on an 'as is' basis Property Code: 2149