

3 Kakadu Rest, Bertram, WA 6167

House For Sale

Wednesday, 26 June 2024



3 Kakadu Rest, Bertram, WA 6167

Bedrooms: 4

Bathrooms: 2

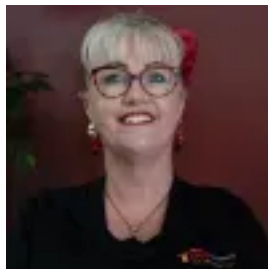
Parkings: 2

Area: 679 m2

Type: House



Brendon August
0894394405



Michelle Jendranata
0413046693

Offers from \$769,000

We are so excited to bring to the sales market this amazing tranquil paradise, nestled in a quiet cul-de-sac in Bertram. Enter the home into a lovely spacious front lounge room, opposite the large master bedroom, complete with his and hers robes and a delightful ensuite. The open plan kitchen, family and dining room are spacious and delightful. There is an exquisite barn-style sliding door to separate the three minor bedrooms located to the rear of the property, with a bonus activity/study space between bedrooms 3 and 4. This all comes with a reverse cycle ducted AC zoned system all year round, as well as solar panels for energy saving. Now comes the WOW factor! The outdoor entertaining area, alfresco and gable patio, with a private pool/spa with temperature settings and compliance. This outdoor area cannot be overlooked. This home is outstanding for those who love the outdoors, and you will fall in love with the outdoor space, complete with a massive paved entertaining area, beautiful gardens and artificial turf. I could honestly keep going on and on as this is without a doubt an amazing family forever home. A large workshop/granny flat back room finishes off this amazing house in style. Don't miss out on making this stunning property your new home. Contact the Encore sales team today at 0427 950 245 for further information, or come and visit us at our home open to secure your future in this stunning property. For any investors, the rent return potential is \$660 up to perhaps \$740 per week. Property Features Include:

- 2006 Built
- Land 679m²
- House 182m²
- 4 Bedrooms (master has his/her robes)
- Minor 3 bedrooms all have robes and are very spacious
- 2 Bathrooms
- Ceiling fans
- Roller Shutters
- Separate Theatre/Lounge (at the entrance)
- Open-plan kitchen, dining & family room
- The kitchen has a stainless steel gas cooktop, elect oven, rangehood & dishwasher
- Ducted Reverse Cycle Air Conditioning
- Double Remote Carport
- Huge outdoor alfresco area with fans and further extended patios
- Above-ground heated pool with compliance gate/fence
- Bonus large powered workshop brick/tile to the rear of the property

Water rates: \$800.00 p/a (approx.) Council rates: \$ 2,500.00 p/a (approx.) Located in the sought-after suburb of Bertram, this property offers a convenient lifestyle. Close to schools, parks, and shopping centers, everything you need is just a short distance away. The property is also well-connected to public transportation, making commuting a breeze.