

**9 Datchet Turn, Bertram, WA 6167**

**Sold House**

Sunday, 13 August 2023



9 Datchet Turn, Bertram, WA 6167

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 260 m2**

**Type: House**

**\$420,000**

SENSATIONAL INVESTMENT OPPORTUNITY! Street front standalone property superbly located in Bertram close to freeway and Kwinana train station this cottage-style home makes the perfect investment opportunity with minimal gardens and lawn, this home is low-maintenance and offers fantastic easy-care living. The interior living space consists of a separate front lounge, open plan living area, master bedroom complete with walk in robe and ensuite. Second and third bedrooms with built in robes and share the main bathroom, laundry and separate second toilet. The kitchen is conveniently located to the heart of the home and includes fridge recess, electric hot plates, under bench electric oven, dishwasher recess and pantry. A rear paved courtyard area opens from the family room and offers complete privacy and shoppers entry from convenient double carport. Looking to invest, downsize or own your first home?... well add this one to your list!

**PROPERTY FEATURES;**

- Three bedrooms, two bathrooms
- Multiple living areas
- Reverse cycle air conditioning unit
- Security screen door to entry
- Enclosed front yard
- Double garage with laneway access
- Currently rented to the 19/7/2024 @ \$430pw

**EXTRA DETAILS;**

- Built in 2011
- Land Size: 260sqm
- Total Living: Approx. 109sqm
- Council Rates: Approx. \$TBA p/a
- Water Rates: Approx. \$956 p/a

**APPROXIMATE DISTANCES;**

- 600m to Kwinana Train Station
- 1.8km to Bertram Primary School
- 3.5km to Gilmore College
- 3km to Orelia Shopping Centre
- 3.3km to Kwinana Freeway access

Contact Listing Agent TANYA FORZATTI on 0417 181 841

**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.