

**2/141 Birkett Street, Bedford, WA 6052**

**Realmark**

**Unit For Sale**

Sunday, 23 June 2024

2/141 Birkett Street, Bedford, WA 6052

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 272 m2**

**Type: Unit**



Roberta Ceresa  
0893883911

## Set Date Sale - All Offers by Mon 8 Jul 2024

What We Love Prepare to be wonderfully surprised by the expansive space and impeccable presentation of this 3-bedroom, 2-bathroom home with a double garage, situated in a well-established suburb that offers appeal and convenience. This exceptional package combines space, style, and comfort. With nothing left to do, you can simply move in, put your feet up, and enjoy. The heart of the home is the light and bright open-plan kitchen, dining, and family area, which connects to a spacious alfresco area, perfect for relaxed indoor-outdoor living. This property truly has it all, offering a blend of functionality and style that makes it the perfect place to call home in a well-connected location.

What to Know

- Open-plan kitchen, dining, and family area: Beautiful neutral tones throughout.
- Contemporary kitchen: Features Bosch appliances, a 6-burner gas cooktop, wall oven, dishwasher, large walk-in pantry, and plenty of storage space.
- Convenience: Shoppers' entrance from the double lock-up garage to the kitchen.
- Separate lounge that can easily be converted into a study, providing flexibility for your lifestyle needs.
- Master bedroom: Enormous with a generous ensuite and spacious walk-in robe, offering a private retreat for relaxation.
- Bedrooms: Two large bedrooms with built-in robes share a second bathroom that includes a bathtub, ensuring comfort for family or guests.
- Courtyard: Large, light-filled courtyard with an undercover entertaining area, perfect for year-round gatherings with family and friends.
- Bamboo Floorboards throughout the house, adding a touch of elegance and easy maintenance.
- Laundry and separate WC: Adding to the home's practicality and convenience.
- Storeroom: Spacious separate storeroom in the garage.
- Climate control: Ceiling fan in every room and an air conditioning split unit in the family room.
- Rates: Shire rates \$2,075 p/a (2023-2024), Water rates \$1,335 p/a
- Year Built: 2000 | Lot size: 272 sqm | Building: 194 sqm.
- Strata scheme of only three lots with insurance covering both building and common property at \$1,260 p/a each lot. Enjoy the freedom of being exempt from holding AGM meetings, keeping strata records, and maintaining an admin fund.

Location Bedford attracts families, young professionals, and retirees with its peaceful environment and access to amenities and recreational facilities. Just 6.5 km from Perth CBD and close to the vibrant Inglewood/Beaufort Street precinct, with diverse cafés, restaurants, and bars, along with easy access to shopping centers, local shops, parks, and green spaces for outdoor activities. Well-connected by public transport, with several bus routes to Perth's CBD and surrounding suburbs, its proximity to local acclaimed schools also makes it ideal for families with children.

Who to Talk To Roberta Ceresa on 0435 935 999 or rceresa@realmark.com.au To be sold via Set Date Sale - All offers presented by Monday 8th July 2024 at 4pm. The seller reserves the right to accept an offer prior to the Set Date Sale.

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