



LJ Hooker



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Stratton, 27 Burton Retreat

Spacious 3 Bedroom Home Close to Shop and School



ACCOMODATION

Nestled on a quiet street, this 3 bedroom 1 bath home offers a blend of space, comfort and convenience. It is perfect for a first home buyer, downsizer or investor.

This spacious home features a separate living and dining area. The kitchen has a 5 gas burner cook top, fan force oven and plenty of inbuilt cupboard spaces for storage.

On the right wing of the home is where all the bedrooms are located. All the bedrooms are generous in size. The main master bedroom has a sizable walk in robe and a semi ensuite.

It has a large undercover "L" shape patio that is paved, perfect for entertainment with family and friends. There are plenty of space at the rear garden, a cubby house, pomegranate tree and matured plants.

For Sale
Please Call

View
ljhooker.com.au/5G2UFFB

Contact
Kim Liew
0430 015 796
kim.liew@ljhvicpark.com.au



**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

FEATURES AND BENEFITS

- * Neutral paint tones throughout
- * Reversed cycle split system in living, Bed 1 (master) and Bed 2
- * Carpet in all the bedrooms
- * Tiles in living, kitchen, dining, laundry, bathroom and WC
- * 900mm 5 gas burner cook top with fan force oven
- * Bathroom with shower + bathtub + separate WC
- * Large laundry
- * Spacious L shape undercover patio
- * Single garage
- * 3.7kw solar panels and 3kw Growatt inverter
- * NBN - FTTN

INVESTOR INFORMATION

This home is currently tenanted on a fixed lease at \$480.00 per week until 1 August 2025.

The tenant is keen to renew the lease post 1 August 2025.

RATES AND LEVY

Council Rates \$1,853.00 FY24/25

Water Rates \$949.00 FY24/25

LOCATION

Ideally positioned and with the reserves and a creek close by, this home is located in close proximity to local shop Stratton Park Shopping Centre (5 mins walk), Midland Gate Shopping Centre is approximately 6.8km from your doorstep. It has easy access to Perth Airport, Roe Highway and public transport links.

Local school catchment is Swan View Senior High School and Middle Swan Primary School.

CONTACT

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "27 Burton Retreat" to 0430 015 796 for your digital brochure.



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More About this Property

Property ID	5G2UFFB
Property Type	House
House Size	108 m2
Land Area	424 m2
Including	Air Conditioning Secure Parking Fully Fenced Solar Panels Close to Schools Close to Shops Close to Transport

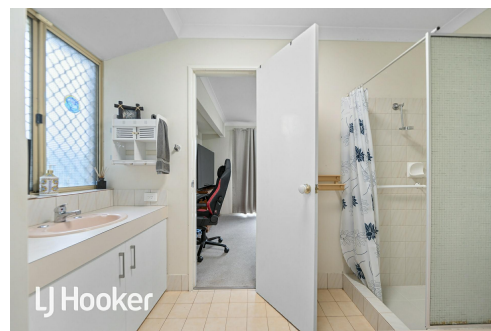
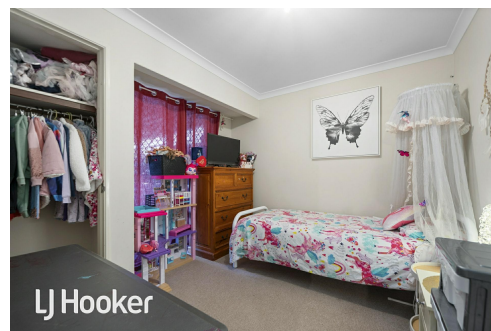
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Sales Consultant | kim.liew@ljhvicpark.com.au

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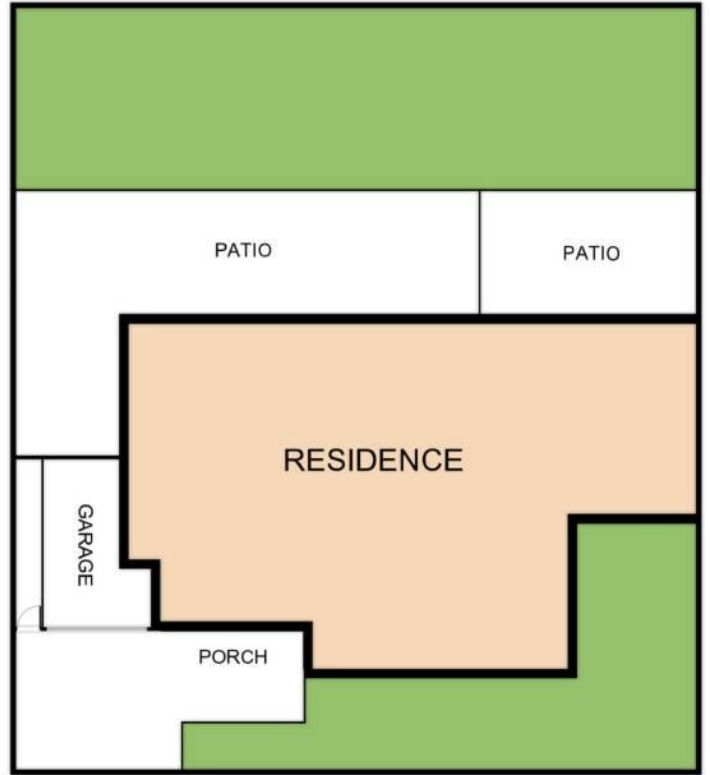
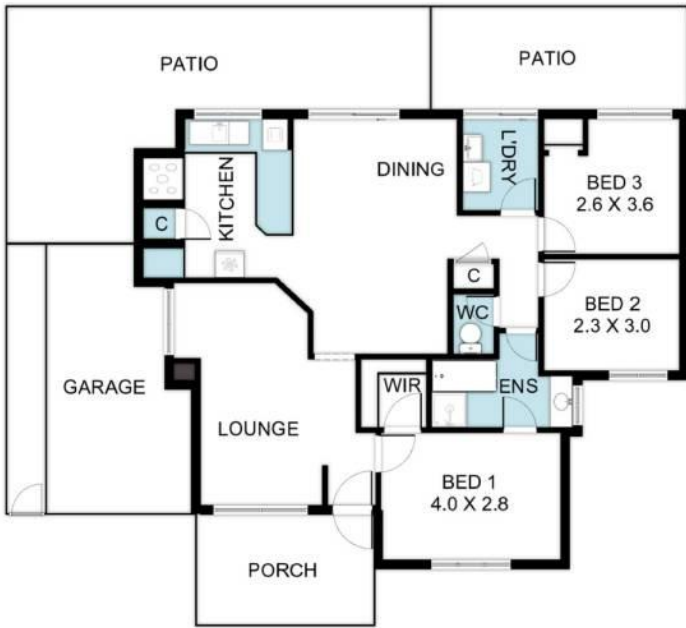
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27 Burton Retreat, Stratton WA 6056

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.