

79 Cheltenham Loop, Bertram, WA 6167



Sold House

Tuesday, 7 January 2025

79 Cheltenham Loop, Bertram, WA 6167

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 312 m2

Type: House



Michael Coulson
0894393832

\$618,000

Coulson&Co proudly present 79 Cheltenham Loop - Click 'Read More' for property details and price guide. CLOSING DATE SALE : All offers presented on or before Wednesday 11th December. This property MAY BE SOLD PRIOR so make sure you register your interest via our Offer Portal to access property documents, fast track the offer process, and receive updates on the Sale of the property. - details at bottom of ad. Price Guide : Comparable homes in Bertram have sold between \$610,000 to \$650,000. Offers are expected in or above this range. All Offers will be presented for the Sellers consideration. Viewings : Please note the only available viewings are at the advertised home opens. Welcome to 79 Cheltenham Loop, Bertram, a modern and low-maintenance 3-bedroom, 2-bathroom home that's perfect for investors or owner-occupiers. Located on a 312m² block just 750m from Kwinana Train Station, this property combines convenience, comfort, and excellent rental potential. FEATURES YOU'LL LOVE: Spacious Layout: Well-sized living area, bedrooms, and an alfresco, ideal for comfortable living. Split-System Air Conditioning to main living: Stay comfortable year-round. Alfresco Entertaining: A great outdoor space for relaxation or gatherings. Currently Tenanted: Long-term tenants since 2019. Currently paying \$550 per week until 12 Jan 2025 are eager to stay, prepared to renew at market value of \$600 per week. Available for Owner-Occupiers: If you're looking to move in, this property offers excellent potential as your next home. Prime Location: Only 750m from Kwinana Train Station, close to schools, parks, and local amenities. Property Details : Status | Tenanted. Rented for \$550 per week. Fixed term lease until 12 Jan 2025. Current Rental Appraisal | \$600 per week. Build Year 2010 Block 312sqm Whether you're looking for a stress-free investment with a high yield or a well-located home for yourself, this property ticks all the boxes. To avoid disappointment do not miss the home open and register your interest via our Offer Portal today! Please note : Many of our Closing Date Sale's are Selling prior to the advertised date so do not delay in expressing your interest or making an offer. * While all details listed are presumed to be correct at time of publishing buyers must perform their own due diligence. What is a Closing Date Sale? All Offers are presented to the Seller as they are received through our Offer Portal. The Seller will make a decision to sell on, or before, the Closing Date if they receive an Offer with price and terms that meet their needs. Properties are often selling before the Closing Date if the Offer Price exceeds the Price Guide. HOW TO OFFER : Head to my Offer portal - <https://propops.me/michaelcoulson> Scroll down and find this listing. Register in 30 seconds and submit your Offer. Offers are non binding until the Seller accepts your Offer and a Contract is drawn up and accepted by you and the Seller. A draft contract of sale with Sellers disclosure statement and certificate of title is available to view via the portal. Include your terms - Deposit payable if Offer is accepted - normally \$10,000 to \$20,000 (no minimum) Subject to Finance (if applicable) Please state loan amount. e.g. 80% and include your brokers contact details, if you are happy for us to contact them Please include in notes if you have a pre approval in place Select if you would like pest and building inspections Coulson&Co homes are sold subject to electrical, plumbing and gas being in fair working order, unless otherwise stated in the Sellers Disclosure Statement Prior to presenting your Offer - Our Sellers request that we (with your permission) contact your broker and have our broker contact you to qualify your finance position. We double qualify finance on our Offers to give the Sellers as much confidence in accepting your Offer as possible. If a Seller is confident your finance will be approved they are more likely to accept your offer.