

**9 Gotland Ct, Stratton, WA, 6056**

**House For Sale**

Friday, 15 November 2024

The logo for RayWhite, featuring the brand name in a bold, italicized sans-serif font. The text is black and is positioned on a bright yellow rectangular background.

9 Gotland Ct, Stratton, WA, 6056

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## TICKS ALL THE BOXES

Tucked away in its own little world at the end of a cul-de-sac on the Jane Brook/Stratton border, 9 Gotland Court is the family home you've been waiting for. Inside you will find 4 bedrooms, all of which have built in robes and the main having its own ensuite that has had a modern update. The main bathroom has also received the same quality renovation, including the separate toilet. Staying cool in summer is made easy with full evaporative air-conditioning through out with an added split system in the main living area. The kitchen features an electric cooktop, dishwasher and plenty of bench space for easy home cooking.

The garden area at the front of the home provides great privacy and seclusion while the rest of the property is super low maintenance. This makes it a great investment or very fitting for a lock up and leave situation. Fully reticulated lawn front and rear is taken care of by the bore, and the 6.6kw solar system is sure to take the edge off your power bill! Through the double gates you'll find the 45sqm (approx) shed which has power, making it a perfect workshop or storage for extra cars. The back yard is fully fenced making it dog friendly while there are some great views to be had over the hills.

### Features

- 1995 Built brick and tile house
- 534sqm Block with views over the hills
- Single car port with drive through access
- Updated kitchen with electric cooktop, plenty of storage, fridge recess and dishwasher
- Evaporative air-conditioning through out with added Samsung split system in the living room
- Renovated main bathroom with separate toilet
- Large main bedroom with built in robes and renovated ensuite
- 3 Minor bedrooms all featuring built in robes
- Double blinds through out
- Recently resprayed and pointed roof
- 6.6kw Solar system
- Easy care front and rear yard with reticulation
- Bore (for reticulation only)
- Established lawn front and rear
- Large powered double shed
- Paved rear patio area
- Tiled laundry with cabinetry

### Location

Stratton Town Centre: ~1 km (about 2-minute drive or 10-minute walk)

Perth CBD: ~25 km (about 30-minute drive)

Midland Train Station: ~5 km (about 10-minute drive)

Bus Stop: ~400 meters (about 5-minute walk)

Perth Airport (Domestic Terminal): ~12 km (about 20-minute drive)

Swan View Shopping Centre: ~3 km (about 5-minute drive)

Midland Gate Shopping Centre: ~6 km (about 12-minute drive)

Stratton Park Shopping Centre: ~1 km (about 2-minute drive)

Swan View Primary School: ~3 km (about 5-minute drive)

Stratton Primary School: ~2 km (about 3-minute drive)

Swan View Senior High School: ~4 km (about 7-minute drive)

La Salle College: ~5 km (about 10-minute drive)

Swan Regional Riverside Park: ~6 km (about 12-minute drive)

John Forrest National Park: ~5 km (about 10-minute drive)

Talbot Road Bushland Reserve: ~2 km (about 4-minute drive)

Council rates approx - \$2021.00

Water rates approx - \$1,006.00

Properties in Stratton are not lasting long on the market! For more information or to schedule a private viewing please contact Wylie Hunt from Ray White Midland and Hills today!