

# 11 Dawson Way, Parmelia, WA 6167



## House For Sale

Tuesday, 28 November 2023

11 Dawson Way, Parmelia, WA 6167

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 723 m2

Type: House



Michael Coulson

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## Early to mid \$300,000s

CLOSING DATE SALE : All offers presented on or before 15th December. This property MAY BE SOLD PRIOR so do not miss the advertised home opens! Please note this home requires renovating!!! WATCH VIDEO WALKTHROUGH FOR DETAILS - Click 'video' button in 'Helpful Links' section. VIEWINGS : Please note the next available viewing is at the advertised home open. PRICE GUIDE : Early to mid \$300,000s - Offers are expected in or above this range - ALL offers will be presented to the sellers for consideration. As we are experiencing an Ultra competitive market we recommend submitting your best and highest offer for the Sellers consideration. RENTAL APPRAISAL | \$450-\$470 per week. With renovations completed. Build year 1970 Block size 723 Current Status : Tenanted to family, vacant possession at settlement. Double brick and tile renovation opportunity. Side access. Powered workshop. Extension and Pool - sold as is. The Opportunity - Kwinana's best value renovation opportunity, quiet cul de sac location, approx 750m to Kwinana train station, walking distance to North Parmelia primary school and public transport. The Required Works : Full paint job New kitchen Update / renovate bathroom New flooring External painting Gutters Landscaping Decommission or finish pool Re instate kitchen window and door to external/enclosed patio area\* While all details listed are presumed to be correct at time of publishing buyers must perform their own due diligence.