

12 Ninth Road, York, WA 6302



House For Sale

Sunday, 21 April 2024

12 Ninth Road, York, WA 6302

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 4062 m2

Type: House



Brian Wheeler

Offers above \$300,000

Built in 1980, this family sized 4 bedroom brick and tile home on 1 acre of land is in desperate need of some love. The kitchen and bathroom need an update, and the original floor coverings throughout are also overdue for replacement. The 4 bedrooms are all quite roomy, and there are two separate living areas with a large open family room alongside the kitchen, and a separate sunken lounge. Plenty of parking with a single garage under the main roof, and an additional double carport. The home is either suited to someone experienced in renovations, or prepared to employ others for the extra work needed here, as there are some structural issues needing to be addressed. There are several structural cracks that need repairing/securing. Also, numerous termite trails can be seen on the internal walls, looking as though they have come from the ceiling. Consequently, I've had a look in the roof void, and it appears a number of ceiling joists have significant termite damage. The extent of the termite damage is unknown and some damage may be hidden under the blow in insulation. Please note the home will be sold on an as is basis, with no warranty made by the sellers as to the home's condition or functionality, due to the large scope of work required here. Buyers are welcome to arrange a building inspection or have a builder provide them with quotes on repairs prior to making an offer. To view, please call: Brian Wheeler - 0429 119 123 Wheeler's York Realty