

# 12 Serrata Crescent, Ferndale, WA 6148

THE AGENCY

## House For Sale

Friday, 19 April 2024

12 Serrata Crescent, Ferndale, WA 6148

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 782 m2

Type: House



Charlie Bellow

0423838277

## Final Bid \$700,000

**\*\*To Be Sold via Open Offers - (Online Auction) with offers closing Thursday 25th April@5.30pm - Contact Charlie for more information on registering and for the link to participate.\*\*** Building and pest report is now report via the Open offers bidding platform for downloading**\*\*** The estate is to be sold on an "as is" basis with the estate accepting 30/45 days settlement, subject to finance buyers that are pre-approved are welcome to place an offer Calling home buyers looking for a renovators delight with 3 spacious bedrooms located close to parks, public transport and the Canning River. This home boasts the following features:- 782sqm green title block- 3 Generously Sized Bedrooms- Bathroom with original bath, shower and vanity- Spacious sunken formal lounge- Large Dining area off the kitchen- Family room with access to the backyard- Spacious laundry complete with a basin and separate toilet- Single Garage- Double Carport- Sleepout/enclosed alfresco area- Large Shed - Rental estimate \$550 - \$600PW- The property is currently tenanted with the tenant vacating prior to settlement The home is only a stone's throw from the Ferndale park and the Canning River Reginal Park as well as being within a close proximity to Westfield Carousel, Riverton Shopping Centre , Lynwood high school and Fountain collage, this property is perfect for investors and home buyers alike. Be quick to find out the next inspection as this renovator's delight won't last long - Charlie Bellow

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

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