

# 16 Taylor Close, Leda, WA 6170



## Sold House

Saturday, 19 August 2023

16 Taylor Close, Leda, WA 6170

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 785 m2

Type: House



Michael Coulson  
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**\$478,000**

Pre-Launch : Buying Opportunity Exclusive Pre Launch Opportunity: Available to buy before it goes live on the Major Websites WATCH VIDEO WALKTHROUGH FOR DETAILS - Click 'video' button in 'Helpful Links' section. PRICE GUIDE : Similar 3x2 homes in Kwinana with less features have sold from \$450,000 to \$470,000 - 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 | \$520-\$540 per week. Build year 1991 Block size 785 Current Status : Owner Occupied - Vacant possession available ELEVATED CUL DE SAC LOCATION IN LEDA. Great family starter home or investment property. High end renovations throughout. FEATURES YOU WILL LOVE : Updated kitchen Renovated semi ensuite bathroom and renovated second bathroom/laundry High ceilings Multiple living Wood fire Split system air conditioning to living and master \*While all details listed are presumed to be correct at time of publishing buyers must perform their own due diligence. Tell me more about the benefits of Pre Launch campaigns for Buyers and Sellers : Are you in the market to buy? Send an email enquiry through on this listing and you will be added to Kwinana's most extensive buyer list, gaining exclusive access to Coulson & Co's Pre Launch Properties. As the number 1 selling agency in Kwinana, we have a greater number of buying opportunities to offer you. Looking to sell? Discover how we can sell your home in less than 30 minutes using our highly effective Pre Launch campaign. Benefits of our Pre Launch approach include: Minimal property preparation No home opens required Stress-free process Option to rent back while you search for your new home If your property is on a 300sqm or larger lot, does not require major renovations, and has the potential to achieve a rental yield of 5.7% - 6% (we will provide a precise calculation for you), we are eager to explore the opportunity of bringing you an offer within 7 days. Best of all, it will require less than 30 minutes of your time and absolutely no commitment or upfront costs. \*While every effort has been made to ensure information is current and correct at the time of publication, buyers must conduct their own due diligence