

18 Brain Street, Manjimup, WA 6258



House For Sale

Wednesday, 7 February 2024

18 Brain Street, Manjimup, WA 6258

Bedrooms: 3

Bathrooms: 1

Area: 845 m2

Type: House



Colin Wallbank
0897760000



Lily GibbsHughes
0447552684

Open Negotiation

Which will it be? Are you searching for the ideal investment property or dreaming of your first home? Located on the outskirts of town it screams convenience and low maintenance living making it what we think is the perfect home for first-time homebuyers or investor. Investors! 18 Brain Street presents an incredible opportunity for a savvy investment. The real estate market in Manjimup is thriving, and this property promises both short-term gains and long-term appreciation. With the property being currently leased for \$300 but should easily achieve more in this market and with a few modern renovations. Currently leased at \$300 a week and on a fixed term lease until 19th of April 2024. Enjoy the serenity of your surroundings with an easy low maintenance yard and garden shed. The property is conveniently located near parks, schools, and essential amenities, ensuring a balanced lifestyle for you and/or your tenants. Step into a home that seamlessly blends comfort with convenience. From the spacious kitchen (room for dining as well) to the spacious bedrooms. This tidy home is perfect and move in ready or why not move into your first home and reno along the way? The choice is yours. Property Features: *Currently leased at \$300 a week on a fixed term lease until 19th of April 2024* Huge back verandah perfect for the keen entertainer *Split A/C & wood heater *Garden shed* Fully fenced, private & secure back yard with drive thru access Whether you're a first-time homebuyer looking to start a new chapter or an investor seeking a lucrative opportunity, 18 Brain Street offers the perfect blend of comfort, convenience, and potential for growth. The property is now open for auction bids through Open Negotiation. Here are the auction conditions to consider. Be quick as you don't want to miss out! *Auction Type: Open Negotiation (online)* Bidding Terms: All bidders must register and secure approval from the Seller. *Flexible Bidding: Terms can accommodate financing needs.* Final Bidding Stage (FBS): Scheduled for 20th February @ 5:30pm (Please note: Timing may change or the property could be sold prior to this date). 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.