

**18 McDermott Road, Kwinana Town Centre, WA  
6167**



**House For Sale**

Wednesday, 17 April 2024

18 McDermott Road, Kwinana Town Centre, WA 6167

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 203 m<sup>2</sup>**

**Type: House**



Michael Coulson  
0894393832

## Offers above \$499,000

Coulson&Co proudly present 18 McDermott Road - Click 'Read More' for property details. Register your interest via our Offer Portal to access property documents, fast track the offer process, and receive important updates on the sale of the property. CLOSING DATE SALE : All offers presented on or before Wednesday 1st May. This property MAY BE SOLD PRIOR so do not delay in registering your interest on this property to ensure you receive alerts on the Sale - . \*Scroll to end of ad for details on how to register your interest and submit an Offer on this property\*Viewings : Please note the only available viewings are at the advertised home opens.Property Details : Status | Vacant.Rental appraisal \$580-\$600Council rates \$1900 Water rates \$930Strata fees approx \$690 per yearBuild Year 2015 | Block Size 203 Welcome to 18 McDermott Road. A location of convenience with everything within walking distance. An awesome minimal maintenance, lock up and leave home or investment. Fully refreshed with paint job and floor coverings - This home is move in ready or prepped to be let.FEATURES YOU'LL LOVE:☑ Open plan living☑ Light, bright, fresh and modern☑ Rear loaded master suite☑ Big second bedroom with semi en suite☑ Garage with store ☑ Split system AC to main living and master bedroom☑ Vinyl plank hybrid flooringTo avoid disappointment do not miss the home open and make sure you register your interest via our Offer Portal today!\* While all details listed are presumed to be correct at time of publishing buyers must perform their own due diligence.What is a Closing Date Sale? All Offers are presented to the Seller as they are received through our Offer Portal. The Seller will make a decision to sell on, or before, the Closing Date if they receive an Offer with price and terms that meet their needs. Properties are often selling before the Closing Date if the Offer Price exceeds the Price Guide.HOW TO OFFER :Head to my Offer portal - <https://propops.me/michaelcoulson>Scroll down and find this listing. Register in 30 seconds and submit your Offer.Offer are non binding until the Seller accepts your Offer and a Contract is drawn up and accepted by you and the Seller. A draft contract of sale with Sellers disclosure statement and certificate of title is available to view via the portal.Include your terms - Deposit payable if Offer is accepted - normally \$10,000 to \$20,000 (no minimum)Subject to Finance (if applicable) Please state loan amount. e.g. 80% and include your brokers contact details, if you are happy for us to contact themPlease include in notes if you have a pre approval in placeSelect if you would like pest and building inspectionsCoulson&Co homes are sold subject to electrical, plumbing and gas being in fair working order, unless otherwise stated in the Sellers Disclosure StatementPrior to presenting your Offer - Our Sellers request that we (with your permission) contact your broker and have our broker contact you to qualify your finance position. We double qualify finance on our Offers to give the Sellers as much confidence in accepting your Offer as possible. If a Seller is confident your finance will be approved they are more likely to accept your offer.