

# 18 Patrick Vista, Parmelia, WA 6167

## House For Sale

Wednesday, 12 June 2024



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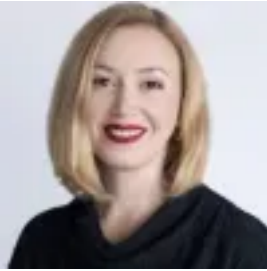
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 896 m2

Type: House



Jade Shani

0401522584

**From \$599,000**

This land parcel sits a mere 4m<sup>2</sup> from the required green title subdivision requirements for 2x green title allotments, but there is potential for a survey strata division or the approval via request of special permission given the very small shortfall. Any buyer interested in the property for this purpose is strongly advised to seek further information from the Kwinana Council as they are the authority on this matter and neither the sellers or Urban Habitat Real Estate can guarantee this. No contract will be entered into with this as a special condition - all due diligence must be conducted prior to making an offer. Kwinana council can be reached on 08 9439 0200. Without subdivision the large land size still gives an array of options, put in a pool and/or granny flat, get that dream workshop you have always wanted. So much space gives so many options. Currently there are a number of small storage sheds plus a chicken run and coop set up. There is no reticulation in the backyard currently, however this could be set up by the buyer pending what grand ideas you have for the space (the staining on the shed is from the retic at a previous location). The sellers have installed the framework for a new undercover patio area to expand the undercover living should the new owner wish to continue with this plan. This will be sold "as is". Inside the home is bright and inviting. The owners have done a wonderful job of making necessary cosmetic upgrades such as a new kitchen with waterfall stone benchtops, new flooring throughout, fresh painted throughout, and updating the bathrooms to modern standards. There is evaporative AC to all rooms - plus new fans! There is parking a-plenty, with 4 car spaces in the double driveway, plus the enclosed garage. The Area: Parmelia is my home suburb so feel free to give me a call and ask any questions you need. I have lived locally for the last 10+ years. I love this area for its big nature strips, large block sizes with older established gardens, awesome family friendly parks and facilities. Parmelia is just a 10min drive to Rockingham beach, 35min to the city, this home is walking/bicycle distance to the local shops and wellard train station. The locally zoned government primary school for this property is Calista primary which is a wonderful small school with roughly 450 students and a great school community. Money Saving Features: Solar Panels The Financials: Rental Potential: \$600+ per week Council Rates: \$2120.23 (2023) Water Rates: \$1,051.86 (2023/24) Zoning: R20 Local Council: Kwinana Council Local Primary School Zoned for: Calista Primary Offer Procedure: Step 1- request offer submission form and return filled in to Jade Shani Step 2 - your offer is formalised into contract form. Step 3 - review and sign your offer Step 4 - All signed offers will be prepared for presentation during the week commencing the 10th. The seller will choose the offer that suits them best. Settlement Terms: The sellers would like to settle asap and then rent back the property until the 21st of September 2024. Call Jade Shani to discuss further on 0401 522 584. Urban Habitat has no reason to doubt the accuracy of the information listed above which has been sourced by means which are considered reliable, however we cannot guarantee accuracy from third party sources. Prospective purchasers are advised to carry out their own due diligence.