

# 2 Glamis Court, Orelia, WA 6167



## Sold House

Sunday, 12 November 2023

2 Glamis Court, Orelia, WA 6167

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 652 m2

Type: House



Michael Coulson  
0894393832

**\$618,000**

Coulson&Co proudly present 2 Glamis Court - List all the features you could want in a family home, watch the video, read the blurb, check the floorplan. Welcome home! CLOSING DATE SALE : All offers presented on or before 1st December.This property MAY BE SOLD PRIOR so do not miss the advertised home opens!VIEWINGS : Please note the next available viewings are exclusively at the advertised home opens. PRICE GUIDE : Comparable 4x2 sales in Orelia, Parmelia, Leda and Bertram range from \$572,000 to \$650,000.Offers are expected in this range - ALL offers will be presented to the sellers for consideration. As we are experiencing an ultra competitive RISING market we recommend submitting your best and highest offer in or above the price guide for the Sellers consideration. BUY STATUS | Vacant possession at settlement. Current Rental Market Value | \$630-\$650 per week. Build Year 1996 | Block Size 652WINDSOR HILLS ENTERTAINER TICKING ALL THE BOXES .Great family starter home or investment property.REASONS YOU WILL BUY THIS HOME: Updated kitchen with shoppers entry and gas cooking Master with en suite bathroom and walk in robe Multiple living spaces indoors and big outdoor entertaining Double enclosed carport plus powered workshop Light, bright, fresh and modern 2 separate living areas Split system AC to master bedroom, main living and bed 3To avoid disappointment do not miss the home open!WHAT IS A CLOSING DATE SALE? and How can you make your offer look sexy : All Offers are presented to the Seller. A decision is made on or before the Closing Date. The property may sell at any time if the Seller is happy with the terms and conditions of an offer. So do not delay in submitting your best offer to avoid disappointment.Register your interest in this home via the Coulson&Co website [www.coulsonandco.com.au](http://www.coulsonandco.com.au) - Find the home in our 'BUY' section and click the 'Make an Offer' button under helpful links. From here you can register your interest in the property and receive updates on the sale.You can also make a non-binding offer / expression of interest.By submitting an EOI we are able to instantly inform the Seller where you see value - This will fast track you to buying the home!Improve your chances with a good looking offer - List your broker details on your EOI and if you have a preapproval in place - list best time of day for our broker to contact you to qualify your finance position - most of our homes sell to double qualified offers - this is - we have spoken with your broker, you have spoken with ours - this gives a seller confidence to accept your offer.\* While all details listed are presumed to be correct at time of publishing buyers must perform their own due diligence.