

# 21 Dowling Place, Orelia, WA 6167



## House For Sale

Thursday, 4 April 2024

21 Dowling Place, Orelia, WA 6167

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 731 m2**

**Type: House**



Michael Coulson  
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## Offers above \$499,000

Coulson&Co proudly present ADDRESS - Click 'Read More' for property details and 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 17th April. 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, and, submit an Offer on this property\*Viewings : Please note the only available viewings are at the advertised home opens.WATCH VIDEO WALKTHROUGH FOR DETAILS - Click 'video' button in 'Helpful Links' section. PRICE GUIDE : Comparable 3x1 sales in Kwinana range from \$500,000 to \$550,000 - 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 RISING market we recommend submitting your best and highest offer in or above the price guide for the Sellers consideration. RENTAL APPRAISAL | \$570-\$590 per week. Build year 1969 Block size 731 Current Status : Leased - tenant paying \$450 per week, fixed term lease until 11 July 2024. ELEVATED LOW TRAFFIC LOCATION IN ORELIA.Great starter home or investment property.FEATURES YOU WILL LOVE : AC throughout Updated kitchen and bathroom Remote gate access Bush back drop Epic below ground pool and outdoor entertaining area To avoid disappointment do not miss the home open and 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.