

21 Shetland Way, Baldivis, WA 6171



House For Sale

Thursday, 21 March 2024

21 Shetland Way, Baldivis, WA 6171

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 576 m2

Type: House



Michael Coulson
0894393832

Offers above \$699,000

Coulson&Co proudly present 21 Shetland Way - Click 'Read More' for property details and how to view and Offer on this home. CLOSING DATE SALE : All offers presented on or before 24th 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. Sellers have bought elsewhere - THIS PROPERTY WILL BE SOLD!!!!*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.Price Guide : Comparable homes in Baldivis have sold between \$730,000 to \$785,000.Property values in the area are moving UP. Offers are expected in or above this range.Property Details : Status | Vacant possession at settlement. Current Rental Appraisal | \$700-\$720 per week.Build Year 2020 | Block Size 576 | Build 300 / 224 livingHuge family home surrounded by parks and a short distance to Baldivis shopping centre and freeway access.Big functional floor plan with plenty of space to play, entertain and relax with big bedrooms, multiple living spaces and big, double garage with workshop under main roof.A RARE OPPORTUNITY; REASONS YOU'LL LOVE 21 SHETLAND WAY:☑ Central kitchen with loads of bench space and storage ☑ Light, bright, fresh and modern☑ 2 separate living areas☑ 30c ceilings throughout☑ Big secondary bedrooms with built in robes plus 5th bed or study☑ Split system AC to main living and bed 2☑ Gated side access plus parking for boat or caravan☑ Epic outdoor entertaining area located off main living creates a huge open living space☑ 5 beds or 4 plus study To avoid disappointment do not miss the home open!* 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.Offers 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.