

# 22 Wallingford Crescent, Wellard, WA 6170



## Sold House

Wednesday, 31 January 2024

22 Wallingford Crescent, Wellard, WA 6170

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 376 m2

Type: House



Michael Coulson  
0894393832

**\$530,000**

Another Coulson&Co Pre Launch property UNDER OFFER by Michael Coulson with Coulson&Co's Pre Launch campaign selling strategy. PRICE GUIDE : Comparable 4x2 sales in Wellard range from \$500,000 to \$540,000 - 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 market we recommend submitting your best and highest offer for the Sellers consideration. RENTAL APPRAISAL | \$580-\$600 per week. Build year 2006 Block size 376 Current Status : Leased \$580 per week until 2 Sep 2024. Low maintenance Wellard Village 4x2. A great investment property returning 5.7% rental yield. Walking distance to Wellard station, shops and Peter Carnley school. \*While all details listed are presumed to be correct at time of publishing buyers must perform their own due diligence. Tell me more about the benefits of Pre Launch campaigns for Buyers and Sellers : Are you in the market to buy? Send an email enquiry through on this listing and you will be added to Kwinana's most extensive buyer list, gaining exclusive access to Coulson&Co's Pre Launch Properties. As the number 1 selling agency in Kwinana, we have a greater number of buying opportunities to offer you. Looking to sell? Discover how we can sell your home in less than 30 minutes using our highly effective Pre Launch campaign. Benefits of our Pre Launch approach include: Minimal property preparation No home opens required Stress-free process Option to rent back while you search for your new home if your property is on a 300sqm or larger lot, does not require major renovations, and has the potential to achieve a rental yield of 5.7% - 6% (we will provide a precise calculation for you), we are eager to explore the opportunity of bringing you an offer within 7 days. Best of all, it will require less than 30 minutes of your time and absolutely no commitment or upfront costs. \*While every effort has been made to ensure information is current and correct at the time of publication, buyers must conduct their own due diligence