

24 Bilya Gardens, Leda, WA 6170



Sold House

Sunday, 10 March 2024

24 Bilya Gardens, Leda, WA 6170

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 644 m²

Type: House



Michael Coulson
0894393832

\$550,000

Coulson&Co proudly present 24 Bilya Gardens - Click 'Read More' for property details and how to view and Offer on this home. CLOSING DATE SALE : All offers presented on or before 27th March. 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. PRICE GUIDE : Offers above \$500,000 - 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. Property Details : Status | Currently tenanted at \$475 per week on a periodic lease. Tenants have been in place more than 14 years and prepared to pay market value rent to stay on. Current Rental Appraisal | \$600-\$620 per week with paint job and floor coverings updated. Build Year 1994 | Block Size 644 | Build size 161ELEVATED 4x2 IN LEDA. Approx 1.4km to Wellard station and shops Great location and a great family starter home or investment property. Tenanted for some time so will need some freshening up. Think paintjob and carpets. FEATURES YOU WILL LOVE : Kitchen with shoppers entry and gas cooking Below ground pool Ducted evaporative air conditioning 2 separate living areas New instantaneous hot water system Big patio area 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://propps.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 them Please include in notes if you have a pre approval in place Select if you would like pest and building inspections Coulson&Co homes are sold subject to electrical, plumbing and gas being in fair working order, unless otherwise stated in the Sellers Disclosure Statement Prior 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.