

25 Koolama Retreat, Stratton, WA 6056



House For Sale

Friday, 26 January 2024

25 Koolama Retreat, Stratton, WA 6056

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 536 m2

Type: House



Brad Errington



Tammy Errington
0432950632

From \$519,000

Discover the epitome of modern easy living in this stunning 4x2 home on a spacious 536sqm lot! This residence is more than just a house; it's a lifestyle, offering you the perfect blend of comfort and outdoor entertainment options, with ample room for your family to grow and create lasting memories. Whether you're savouring quiet moments indoors or hosting lively get-togethers in the enchanting outdoor space, this home is designed to cater to every facet of your lifestyle. Don't miss the chance to make this extraordinary residence yours! Contact us today to schedule a viewing and take the first step toward a life of unparalleled comfort and style. Your dream home awaits!

Key Features: Spacious and immaculate 4x2 home, Expansive 536sqm level fenced lot, Great floorplan perfect throughout, A 6.6kw rated solar power system, Reverse cycle, alarm, roller shutters, An incredible Outdoor Entertaining, Spa bath, water tank, garden shed, Ample Parking Space for 6+ cars, Convenient Location for the family. THIS PROPERTY IS PERFECT FOR A great investment, First time home buyers, Larger Family units, Entertainers and couples.

THE STEPS YOU NEED TO TAKE TO VIEW: Call Brad Errington on 0403 929 585 or send an inquiry using the contact agent button to arrange a viewing. **VIEWING THE PROPERTY and CHECK IN:** To provide a secure open experience for our client, we request you 'Check In' by providing your name, phone number and email address to the listing agent upon arrival. **THE STEPS YOU NEED TO TAKE TO MAKE AN OFFER:**

1. Request a link to review the Certificate of Title, Property Interest Report and Offer Form.
2. Fully complete and return the Offer Form to the listing agent to submit your offer to buy.
3. Offers will be presented to the vendor for consideration as soon as they are submitted.

SPECIFICATION AND DISCLOSURE INFORMATION YOU NEED TO BUY ONLINE: LOTA copy of the title set is available from the agent upon request. Is the property in a strata scheme: No. Lot number: 1059. Plan Number: 19279. Volume: 1978. Folio: 500. BLOCK Block size: 536sqm. Local government authority: City Of Swan. Property zoning: R20. Property has a split zoning: No. Secondary zoning is: Not applicable. Known development restrictions: See notes. Development notes: Suggested to contact the local shire. Listed as being in a bush fire prone area. Subdivision potential: No. Title Easement: No. As per title. Any Easement found not listed on Title page: No. Restrictive Covenant: Yes as per title. Restrictive Covenant expiry: Covenant has now expired. as per title. Aspect: Dwelling faces a Southerly direction. Driveway cross over on lot: Right hand side. Driveway constructed from: Concrete. Bush fire prone area: Yes. Flood plain: Not flood Prone Area. LSP 17 Aircraft noise: Not Affected by LSP 17 Aircraft Noise. Heritage listed: No. Topography of lot: Retained flat. Bin pickup day: Tuesday. Fenced: Fenced on 3 sides. Fencing type: Colorbond. Pet friendly yard: Perfect for pets. Pets allowed: Yes. No Restrictions. **RATES:** Shire rates per year approximately: \$ 2025.00. Water rates per year approximately: \$ 1052.00. Strata fees: Not applicable. **CONNECTED SERVICES - LOT:** Drinking water: Mains water supply. Water bore: Not Applicable. Electricity: Mains electricity supply. Single phase power connection to the dwelling. Gas: Mains gas. Solar power system: Yes. Size of solar system: Rated at 6.6kw. Effluent disposal system: Mains sewer connected. Internet connection: Fibre to the node. FTTN. For available speeds, please check with a provider. Storm water management: Council connection, soak wells and ground runoff. Reticulation: Not reticulated. Water tank: 3700L. **CONNECTED SERVICES - DWELLING:** Smart wiring: Not applicable. Number of front garden taps: 1. Number of rear garden taps: 1. Hot water system: Storage gas. Storage capacity: 168L approximately. Hot water system age: 3 - 4 years. Roof insulation: Blow in.. Buyers should confirm before making an offer. Wall insulation: Not applicable.. Buyers should confirm before making an offer. Air conditioning: Reverse cycle wall split and ducted evaporative air conditioning. Heating: Reverse cycle wall splits. Gas bayonet for portable heater. Under floor heating: No. Aerial points: 1. Foxtel connection: Yes. Remote garage door: Not applicable. Dishwasher recess: Yes. Dishwasher Included: Yes. Number of ovens: 1. Free standing. Oven energy use: Electric. Oven 1 width: 900mm. Oven 2 width: Not applicable. Number of Cooktops: 1. Free standing. Cook top energy use: Gas. Cook top capacity: 5 burner/s. **SECURITY:** Alarm system: Yes. Not monitored. Camera system: Not applicable. Roller shutters: Yes. On some windows. Electric. Security Screens: Not fitted. Security doors: Yes. On all opening doors. Type: Aluminium mesh. **COMPLIANCE:** The property complies with all regulations concerning: Residual current devices. Hard wired smoke detectors. The spa bath will be decommissioned at settlement (water drained and electric disconnected - refer agent). **SHIRE APPROVAL:** The following improvements have shire approval: Dwelling 1994. All other improvements will be included on an as is basis. **TENANCY:** Is the property leased? No. Owner occupied. Lease end date: Not applicable. Lease value: Appraised to have a market rate of approximately \$650.00 per week. **NOTABLE EXPENDITURE:** Painting - \$6,000.00. Skirting boards - \$2,200.00. Lh side fence - \$3,000.00. Patio lights and fans - \$2,000.00. Front artificial turf and landscaping - \$13,500.00. Freestanding oven - \$2,500.00. Side patio - \$15,500.00. Side retaining wall - \$6,500.00. Pest

control - \$800.00 Air conditioning - \$1,300.00 and \$1,150.00 Compliance, meter box upgrade and earth stake and cable - \$4,500.00 Solar system - \$6,000.00 Alarm battery and service - \$400.00 15amp spa power point - \$750.00

NOTABLE ITEMS INCLUDED All fixed floor coverings, window treatments and light fittings. Dishwasher. Washing machine. Clothes dryer. Outdoor ceiling fan and bar.

ITEMS NOT INCLUDED All items of a personal nature will be removed upon settlement. Bar stools, garden setting, pot plants.

DWELLING Year built: 1995. Upgraded Termi-Mesh fitted during building. Energy rating: Not Applicable in this state. Lock up garage: Not applicable. Open carport: Double. Open air car parking: 4. Room for caravan/boat: Yes. Number of bedrooms: 4. Built in robes: Yes but not all bedrooms. Bathrooms: 2. Number of toilets: 2. Number internal living spaces: 4. Washing machine space: Suitable for front or top loader. Wall construction: Double brick. Themalite internal brick. Wall cover: Brick. Roof cover: Tiled roof. Roof structure: Timber roof framing. Under floor type: Concrete house pad. Gutter type: Colorbond gutters. Window type: Aluminium window frames. Double glazing: Not applicable. Window locks fitted: Latches only. Last timber pest inspection: 12 - 24 months. Last timber pest barrier treatment: 12 - 24 months. Barrier treatment is valid for a further: 5 years. Spa bath is included in the sale price (Refer agent: Will be decommissioned at settlement. (electric turned off and water drained). Retractable clothes line. Outdoor bar with water and sink.

DWELLING AREA (Under Main Roof) Internal: 145.89sqm. Garaging: 25.28sqm. **TOTAL AREA:** 171.17sqm. **PATIO/s AREA** Side Outdoor Entertaining: 62.2sqm. Rear Outdoor Entertaining: 42.57sqm. **Patio area:** 104.77sqm. **GARDEN SHED** Shed size - 16sqm. Shed construction - Colorbond. Floor type - concrete. Powered - No. Method of measure - Agent measured and builders plan. Note to purchaser: The floorplan measurements and total area calculations are approximate only and actual sizes and dimensions may vary.

FRIDGE RECESS Wide: 835mm. Deep: 600mm - 824mm. High: 2400mm. Fridge mains water connection: No. Integrated installation: No.

NON-WORKING ITEMS Fan in patio seems to have a noisy bearing but otherwise operates normally.

ACCESS DEVICES AND KEY AVAILABILITY Key availability: Owner will supply all keys they hold for the property. Garage door remote quantity: Not applicable.

CODE OF CONDUCT COMPLIANCE Note to purchaser: If you do not understand this section, please consult the listing agent. Agents' relationship status to the vendor: The agent has no relationship with the vendor other than being employed as their agent. Have any deaths occurred in / at the property? Owner is not aware of any. Does the property have a notorious history? The owner has not been made aware of anything. Does the property have an adverse Google search? No.

WHEN CAN THE BUYER TAKE POSSESSION As per the 2022 Joint Form of General Conditions for the sale of property by offer and acceptance. As it is vendor occupied, a purchaser can take possession at 12 noon the day following settlement.

COVID-19 and FLU INFORMATION Please DO NOT attend a property inspection if: You have recently tested positive to Flu or Covid 19. In close contact with someone with Flu or Covid 19. You are feeling unwell with an unknown cause. If attending a viewing appointment, for everyone's safety, please ensure you practice social distancing and refrain from touching surfaces, door handles, cupboards, drawers, walls, etc. Hand sanitizer will be provided for your safety as you enter and exit the property.

ERRORS IN DESCRIPTION Whilst all care has been taken in preparation of the above list of features, inclusions and exclusions, there may be some unintentional errors or misrepresentation by the selling agent. The details included should be confirmed by you by visual inspection of the property, or by obtaining appropriate pre-purchase inspections. By submitting an offer means that you have checked and are satisfied with the property subject to only your contractual terms.