

277 Lambeth Circle, Wellard, WA 6170



Sold House

Tuesday, 14 November 2023

277 Lambeth Circle, Wellard, WA 6170

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 249 m2

Type: House



Michael Coulson
0894393832

\$551,000

Coulson&Co proudly present 277 Lambeth Circle, Wellard Village - "A residential concept inspired by New York's famous mid-century Brownstones"**CLOSING DATE SALE** : All offers presented on or before 1st December.This property **MAY BE SOLD PRIOR** so do not miss the advertised home opens!**VIEWINGS** : Please note the property is tenanted and the next available viewing is at the advertised home open. **PRICE GUIDE** : Comparable 3x2 sales in Wellard range from \$485,000 to \$550,000Offers 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. **LEASE DETAILS** | Rented for \$490 per week. Fixed term lease until April 2024. Fantastic tenant that would be keen to stay on. **Current Rental Market Value** | \$540-\$560 per week. **Build Year** 2018 | **Builder** - Express Living / Ventura homes | **Block Size** 249Located on the doorstep of Wellard Village Primary School, moments from parks and playgrounds and just over 500m from Wellard Train station and shopping centre. A cracking location and a Unique Home. One of only 10 Brownstones 2 story homes built in the Village - Ideal for investors or First Home Buyers.**REASONS YOU WILL BUY THIS HOME:** **Location** ideal for commuters - just over 500m from train station **Warehouse style design** with open tread stair case, high raked ceilings and huge open plan living **Loft style living area** and secondary bedrooms **Stylish lighting options** throughout **Polished concrete floors** **Kitchen** with gas cooking and dishwasher, stone bench tops and subway tiles **Split system air con** **Lawned backyard** **Huge extra height double carport** Always a crowd pleaser, these homes never last long - To avoid disappointment do not miss the home open!**WHAT IS A CLOSING DATE SALE** and how can you make your offer stand out? : Closing Date Sale - All Offers are presented to the Seller. A decision is made on or before the Closing Date. The property may sell at any time if the Seller is happy with the terms and conditions of an offer. So do not delay in submitting your best offer to avoid disappointment.Register your interest in this home via the Coulson&Co website www.coulsonandco.com.au - Find the home in our 'BUY' section and click the 'Make an Offer' button under helpful links. From here you can register your interest in the property and receive updates on the sale.You can also make a non-binding offer / expression of interest.By submitting an EOI we are able to instantly inform the Seller where you see value - This will fast track you to buying the home!Make your offer stand out - List your broker details on your EOI, let us know if you have a preapproval in place and if you are happy for us to contact your broker - list the best time of day for our broker to contact you to qualify your finance position, if you are happy for us to do so - Most of our homes sell to double qualified offers - this is - we have spoken with your broker, you have spoken with ours - this gives our sellers confidence to accept your offer.* While all details listed are presumed to be correct at time of publishing buyers must perform their own due diligence.