

28 Christmas Avenue, Orelia, WA 6167



House For Sale

Friday, 15 March 2024

28 Christmas Avenue, Orelia, WA 6167

Bedrooms: 3

Bathrooms: 2

Parkings: 10

Area: 701 m2

Type: House



Michael Coulson
0894393832

Offers above \$525,000

Coulson&Co proudly present 28 Christmas Avenue - Click 'Read More' for property details and how to view and Offer on this home. CLOSING DATE SALE : All offers presented on or before 3rd 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 - . *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. Property Details : Status | Vacant possession at settlement. Current Rental Appraisal | \$580-\$600 per week. Build Year 1996 | Block Size 701 | Build 201sqm living Currently utilised as a community centre this huge Plunkett built home would make a cracking family home with some cosmetic updates, or, ideal for running a home business, day care or would suit NDIS providers - subject to relevant council approvals! FEATURES YOU'LL LOVE: ? Ducted reverse cycle air conditioning ? Alarm system and security code access door ? 2 separate living areas ? Central kitchen with gas cooking and dishwasher ? Kitchenette to open plan living ? Huge garage with height clearance to allow a bus/caravan/boat ? Parking on site for 10 vehicles 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.