

# 31 Holystone Approach, Wellard, WA 6170



## Sold House

Saturday, 17 February 2024

31 Holystone Approach, Wellard, WA 6170

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 592 m2

Type: House



Michael Coulson  
0894393832

**\$762,000**

UNDER OFFER : Coulson&Co proudly present 31 Holystone Approach - Click 'Read More' for property details and how to view and Offer on this home. Do not BUY in Wellard until you've checked out 31 Holystone Approach - this is not one to miss.CLOSING DATE SALE : All offers presented on or before Wednesday 6th March. This property MAY BE SOLD PRIOR so do not miss the advertised home opens. \*Scroll to end of ad for details on how to submit an Offer on this property\*Viewings : Please note the only available viewings are at the advertised home opens.Price Guide : Comparable 4x2 homes in Wellard have sold between \$700,000 to \$753,000.Property values in the area are moving UP. Offers are expected in or above this range.PROPERTY DETAILS : Status | Vacant possession at settlement.Build Year 2016 | Block Size 592 Build size 334 (250 living)PRIME LOCATION IN WELLARD VILLAGE. Approx 100m to parks, playgrounds and Wellard Village primary school. Huge living spaces, bespoke lighting, walk over fishpond entry - Bali style!FEATURES YOU'LL LOVE: 3 separate living areas plus a study 2 Big master suite 2 Epic ensuite featuring freestanding bath, walk in rain water shower and access to out door shower 2 Well appointed kitchen with butlers pantry 2 Big secondary bedrooms all with built in robes 2 Ducted reverse cycle air conditioning 2 Solar power 2 Huge double garage with store and rear access Check out the floorplan, more photos and video coming soon! 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 our Offer portal - <https://propops.me/michaelcoulson> Scroll down and find this listing. Register in 30 seconds and submit your Offer.Offer 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 themPlease include in notes if you have a pre approval in placeSelect if you would like pest and building inspectionsCoulson&Co homes are sold subject to electrical, plumbing and gas being in fair working order, unless otherwise stated in the Sellers Disclosure StatementPrior 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.