

36 Silversmith Street, Wellard, WA 6170



Sold House

Saturday, 17 February 2024

36 Silversmith Street, Wellard, WA 6170

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2192 m2

Type: House



Michael Coulson

0894393832

\$865,000

UNDER OFFER : Coulson&Co proudly present 36 Silversmith Street - Click 'Read More' for property details and how to view and Offer on this home. Viewings : Please note the only available viewings are at the advertised home opens. Price Guide : Comparable Homestead Ridge and Wellard lifestyle properties have sold between \$850,000 to \$920,000. Property values in the area are moving UP. Offers are expected in or above this range. PROPERTY DETAILS : Status | Vacant possession available at settlement. Build Year 1990 | Block Size 2,192 | Build area 173 living ONE OF A KIND IN HOMESTEAD RIDGE - Boasting one of the best positions in the Ridge tucked away from Wellard road traffic noise, with stunning bush views and an abundance of bird life. Built with rammed earth construction method by RAMTEC and featuring vaulted ceilings, fully renovated with pool and workshop. Do not buy in Homestead Ridge until you have checked out 36 Silversmith Street! FEATURES YOU'LL LOVE: ☑ Renovated kitchen with stone benchtops, double oven and dishwasher ☑ Renovated bathrooms ☑ 2 separate living areas ☑ Below ground pool ☑ Solar power - 5kw inverter 14 panels ☑ Stunning bush outlooks with local visiting bird life including a family of magpies (that turn up when the owner gets home from work), pink and grey galahs, red tail black cockatoos, 28s, butcher birds, blue wrens, carnaby cockatoos and more Note there is plenty of space remaining in building envelope and scope to use up workshop allowance of up to 75sqm with additional 25m open walled structure - get in touch for a copy of Homestead Ridge town planning scheme 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. HOW TO OFFER : Head to our 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.