

3A Brentford Parade, Wellard, WA 6170



Sold House

Wednesday, 27 March 2024

3A Brentford Parade, Wellard, WA 6170

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 232 m2

Type: House



Michael Coulson
0894393832

\$475,000

UNDER OFFER - 19 OFFERS - Many buyers still looking with budget up to 500k
Coulson&Co proudly present 3A Brentford Parade, Wellard - Click 'Read More' for property details and register your interest via our Offer Portal to access property documents, fast track the offer process, and receive important updates on the sale of the property.

CLOSING DATE SALE : All offers presented on or before 10th 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 available viewings are at the advertised home opens.

Price Guide : Comparable lot size homes in Wellard have sold between \$430,000 to \$470,000. Property values in the area are moving UP. Offers are expected in or above this range.

Property Details : Status | Vacant possession at settlement. Current Rental Appraisal | \$530-\$550 per week. Build Year 2016 | Block Size 232 | Build 110sqm / 86sqm living

Strata titled - 2 lot strata scheme - No strata fees or common property

Elevated 2x2 in the Village. Moments from Wellard Village primary school and just over 800m to Wellard square shopping centre and train station. Great family starter home or investment property.

FEATURES YOU'LL LOVE: ☑ Light, bright, fresh and modern - freshly painted with new floor coverings ☑ Split system AC to main living, remote controlled ceiling fans to both bedrooms ☑ Master with walk in robe and ensuite with heated towel rail ☑ Feature lighting throughout ☑ Double track block out and sun filter curtains to main living ☑ Kitchen with gas cooking, stainless steel appliances, range hood, double sink and dishwasher

To avoid disappointment do not miss the home open and register your interest via our Offer Portal today!

* 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.