

4 Bolton Way, Orelia, WA 6167



Sold House

Friday, 19 January 2024

4 Bolton Way, Orelia, WA 6167

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 872 m2

Type: House



Michael Coulson
0894393832

\$505,000

Coulson&Co proudly present 4 Bolton Way, Orelia - Click 'Read More' for property details and how to view and buy this home. CLOSING DATE SALE : All offers presented on or before Wed 31 Jan. 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 : WATCH VIDEO WALKTHROUGH FOR DETAILS - Please note the only available viewings are at the advertised home opens. Price Guide : Comparable 3x1 homes with similar land size have sold between \$447,000 to \$540,000. Property values in the area are moving UP. Offers are expected in or above this range. 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. PROPERTY DETAILS : Status | Vacant possession at settlement. RENTAL APPRAISAL | \$500-\$520 per week. *with renovations completed Build year 1969 Block size 873 Brick veneer construction Corner block. Side access. Workshop. Subdivision potential, subject to relevant approvals. Great starter home or investment property. FEATURES YOU'LL LOVE: Character cottage with so huge potential to renovate and add value Potential to retain home and subdivide Jarrah boards Split system AC Huge block with side access to powered workshop RENOVATIONS TO RENT : - New kitchen- Polish floors- Retile bathroom as required- Landscaping 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://propops.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.