

# 42A Littlemore Road, Orelia, WA 6167



## House For Sale

Thursday, 4 April 2024

42A Littlemore Road, Orelia, WA 6167

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Michael Coulson  
0894393832

## Offers above \$399,000

Note INVESTORS ONLY - Sellers renting back for minimum 12 months - Coulson&Co proudly present 42A Littlemore Road - 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. Note INVESTORS ONLY - Sellers renting back for minimum 12 months CLOSING DATE SALE : All offers presented on or before 17th 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. Price Guide : Comparable homes in Kwinana have sold between \$380,000 to \$481,000. Property values in the area are moving UP. Offers are expected in or above this range. Property Details : Status | Owner Occupied. Sold subject to Sellers having the option to rent back at market value for minimum of 12 months. Current Rental Appraisal | \$530-\$550 per week. Build Year 1970 | Block Size 759 shared strata title block | NO STRATA FEES Moments from schools parks and public transport. A great investment property. FEATURES YOU'LL LOVE: ☑ Renovated kitchen and bathroom ☑ Light, bright, fresh and modern ☑ 2 split to main living and master ☑ Outdoor kitchen ☑ Two room addition to back of property separate from main dwelling 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.