

43A Christmas Avenue, Orelia, WA 6167



House For Sale

Friday, 19 January 2024

43A Christmas Avenue, Orelia, WA 6167

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Michael Coulson
0894393832

Mid to High \$300,000s

Coulson&Co proudly present 43A Christmas Avenue - 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 : Please note the only available viewings are at the advertised home opens. Price Guide : Comparable 2 and 3 bed homes have sold between \$370,000 to \$420,000. 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 Current Rental Appraisal | \$440-\$460 per week. Build Year 1970 | Lot 1 on shared 728m duplex block | 2 lot Strata Scheme, No Strata Fees ELEVATED DUPLEX COTTAGE OVERLOOKING ORELIA OVAL. A great starter home or investment property. Lock and Leave. Side Access. Nothing to do but move in. FEATURES YOU'LL LOVE: ☑ Renovated kitchen * rangehood fan not working ☑ Light, bright, fresh and modern ☑ Freshly painted ☑ Polished jarrah boards ☑ Renovated bathroom ☑ Ducted evap air con ☑ Alarm system ☑ 2 separate outdoor entertaining areas ☑ Al fresco overlooking ovals ☑ Patio entertaining area ☑ Side access with room for boat or (smaller) caravan ☑ Fully reticulated garden beds 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.