

5 Brahmin Glade, Stratton, WA 6056



House For Sale

Tuesday, 23 April 2024

5 Brahmin Glade, Stratton, WA 6056

Bedrooms: 3 Bathrooms: 1 Parkings: 1 Area: 510 m2 Type: House



Brad Errington



Tammy Errington
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UNDER CONTRACT. From \$499,000

Nestled upon a generous 510-square-meter plot of land, this delightful residence boasts a cozy yet spacious layout, comprising three bedrooms and one renovated bathroom. Its inviting ambiance and functional design offer a comfortable living experience for residents of all ages. Situated within close proximity to a variety of amenities, including shops, schools, and transportation options, convenience is at the forefront of this home's appeal. Whether it's a quick trip to the grocery store, easy access to quality education for the family, or seamless commuting opportunities, residents can enjoy the convenience of urban living while still savoring the tranquility of their own space. With its prime location and charming features, this lovely home presents an ideal opportunity for those seeking both comfort and convenience in their daily lives.

KEY FEATURES

- Light-filled living spaces for all to enjoy
- All bedrooms are a great sized with b.i.r's
- A modern renovated bathroom to enjoy
- Kitchen has updated appliances inc d/w
- Tiled entrance, lounge, family/living areas
- New carpets and curtains to all bedrooms
- Beat the heat with r/cycle air conditioning
- A secure/spacious garden shed.
- Lighting
- Large kids Cubby house and lawn to play
- Generous patio for outdoor entertaining
- Proximity to local schools/local shopping
- Access north/south on the Reid Highway
- 10min to the Swan Valley Wine Region

Don't miss the chance to make this extraordinary residence yours! Contact us today to schedule a viewing and take the first step toward building your investment empire, or buying the home of your dream.

THIS PROPERTY IS PERFECT FOR

- A great investment
- First time home buyers
- Family units
- Lock and leave

VIEWING THE PROPERTY and CHECK IN

If you cannot attend a scheduled open home, we encourage you to contact Patche to arrange a private viewing appointment. When attending a scheduled open home, please 'Check In' by providing your name, phone number, and email immediately upon arrival. This allows Patche to provide a secure open experience, feedback to our vendor and suggestions of other comparable properties as they become available, should this not be suitable. To streamline your 'Check In' experience, please send an email inquiry prior. This will pre-register you for the home open.

TO SUBMIT AN OFFER

1. Request an offer/information pack from the listing agents.
2. Return the completed offer to contracts@patche.com.au.

SPECIFICATION AND DISCLOSURE INFORMATION YOU NEED TO BUY ONLINE

LOTA copy of the title set is available at patche.com.au and from the agent upon request. Is the property in a strata scheme: No. Lot number: 1339. Plan Number: 19737. Volume: 2002. Folio: 100. BLOCK Block size: 510sqm. Local government authority: City of Swan. Property zoning: R20. Property has a split zoning: No. Secondary zoning is: Not applicable. Known development restrictions: Single residential only. Subdivision potential: No. Title Easement: No. As per title. Any Easement found not listed on title page: No. Restrictive Covenant: Yes as per title page. Restrictive Covenant expiry: Not applicable as per title page. Aspect: Dwelling faces a Westerly direction. Driveway cross over on lot: Left hand side. Driveway constructed from: Concrete. Bush fire prone area: Yes. Flood plain: Not flood Prone Area. LSP 17 Aircraft noise: Not Affected by LSP 17 Aircraft Noise. Heritage listed: No. Topography of lot: Flat and level. Bin pickup day: Friday. Fenced: Fenced on 3 sides. Fencing type: Mix of Colorbond and Hardi-Fence. Pet friendly yard: Perfect for pets. Pets allowed: Yes. No Restrictions. **RATES** Shire rates per year approximately: \$ 1836.24. Water rates per year approximately: \$ 943.31. **Strata fees**: Not applicable. **CONNECTED SERVICES - LOT** Internet connection: Fibre to the node. FTTN. For available speeds, please check with a provider. Electricity: Mains electricity supply. Single phase power connection to the dwelling. Gas: Mains gas. Solar power system: No. Size of solar system: Not applicable. Storm water management: Council connection and ground run off. Reticulation: Not reticulated. Drinking water: Mains water supply. Water tank/s: Not applicable. Water bore: Not Applicable. Effluent disposal system: Mains sewer connected. **CONNECTED SERVICES - DWELLING** Smart wiring: Not applicable. Number of front garden taps: 1. Number of rear garden taps: 1. Hot water system: Storage gas. Storage capacity: 135 L approximately. Hot water system age: 5 - 10 years. Roof insulation: Blow in. Buyers should confirm before making an offer. Wall insulation: Not applicable. Buyers should confirm before making an offer. Air conditioning: Reverse cycle wall split. Heating: Gas bayonets for portable heaters. Reverse cycle wall split. Under floor heating: No. Aerial points: 2. Foxtel connection: Yes. Remote garage door: Not applicable. Dishwasher recess: No. Dishwasher Included: Yes. Number of ovens: 1. Built in. Oven energy use: Electric Oven 1 width: 600mm. Oven 2 width: Not applicable. Number of Cooktops: 1. Built in. Cook top energy use: Gas. Cook top capacity: 5 burner/s. **SECURITY** Alarm system: Alarm is unused. The arm disarm code is not available. Camera system: Not applicable. Roller shutters: Yes. Manual. On front windows. Security Screens: Not fitted. Type: Not Applicable. Security doors: Yes. On some opening doors. Type: Aluminium mesh. **COMPLIANCE** The property will comply with current regulations relating to: Residual current devices. Hard wired smoke detectors. **BUILDING AND PEST INSPECTION** Has a building inspection been conducted prior to listing: No. This

would be the responsibility of the purchaser. Has a timber pest inspection been conducted prior to listing: No. This would be the responsibility of the purchaser. Last timber pest inspection: Over 24 months. Last timber pest barrier treatment: Unknown. Barrier treatment is valid for a further: Unknown. SHIRE APPROVAL The following improvements have shire approval: Patio 3/1998, Dwelling 12/1994. All other improvements will be included on an as is basis. TENANCY Is the property leased? No. Owner occupied. Estimated market rent achievable: \$500.00-550.00 per week. RECENT EXPENDITURE Carpets - \$1650.00 Paint - \$3500.00 Curtains - \$500.00 Electrician - \$2200.00 NOTABLE ITEMS INCLUDED All fixed floor coverings, window treatments and light fittings. Cubby house, garden shed, dishwasher, Tv brackets ITEMS NOT INCLUDED All items of a personal nature will be removed upon settlement. Fridge, televisions, washing machine if required (must be stipulated in the offer), outdoor bar. DWELLING Year built: 1995. Energy rating: Not Applicable in this state. Lock up garage: Not applicable. Open carport: Single. Open air car parking: 2. Room for caravan/boat: Yes. Number of bedrooms: 3. Built in robes: Yes. All bedrooms. Bathrooms: 1. Number of toilets: 1. Number internal living spaces: 2. Washing machine space: Suitable for front or top loader. Wall construction: Double brick. Wall cover: Brick. Roof cover: Tiled roof. Roof structure: Timber roof framing. Under floor type: Concrete house pad. Gutter type: Painted gutters. Window type: Aluminium window frames. Double glazing: Not applicable. Window locks fitted: Key locked. Clothesline: Retractable. Spa Bath: No. DWELLING AREA (Under Main Roof) Portico: 2sqm. Internal: 103sqm. Garaging: 15.64sqm. TOTAL AREA: 121sqm. PATIO/s AREA Patio area: 50.2sqm. GARDEN SHED Shed size - 2.946mm x 3794mm Shed Area - 11.18sqm. Shed construction - Colorbond. Floor type - Concrete. Powered - Yes. Single phase power connection. Method of measure - Agent measured. Note to purchaser: The floorplan measurements and total area calculations are approximate only and actual sizes and dimensions may vary. FRIDGE RECESS Wide: 832mm. Deep: 613mm. High: 2144mm. Fridge mains water connection: No. Integrated installation: No. NON-WORKING ITEMS The following items are included in the sale price on an 'AS IS' basis with no owner warranty: The kitchen cupboard hinges on some doors need repair. Side gate lower hinge has come away from the wall. Alarm system not in use. One of the rangehood light covers are missing. Rear sliding doors ideally needs new rollers. ACCESS DEVICES AND KEY AVAILABILITY Key availability: Owner will supply all keys they hold for the property. Garage door remote quantity: Not applicable Laundry glass door does not have an available key Shed has a padlock and key CODE OF CONDUCT COMPLIANCE Note to purchaser: If you do not understand this section, please consult the listing agent. Agents' relationship status to the vendor: The agent has no relationship with the vendor other than being employed as their agent. Have any deaths occurred in / at the property? Owner is not aware of any. Does the property have a notorious history? The owner has not been made aware of anything. Does the property have an adverse Google search? No. POSSESSION AFTER SETTLEMENT As per the 2022 Joint Form of General Conditions Booklet for the sale of property by offer and acceptance, if vendor is occupying the property on settlement date, the purchaser can take possession at 12 noon the day following settlement. If the property is vacant on the settlement date, the purchaser can take possession immediately upon settlement. COVID-19 and FLU INFORMATION Please DO NOT attend a property inspection if: You have recently tested positive to Flu or Covid 19. In close contact with someone with Flu or Covid 19. You are feeling unwell with an unknown cause. If attending a viewing appointment, for everyone's safety, please ensure you practice social distancing and refrain from touching surfaces, door handles, cupboards, drawers, walls, etc. Hand sanitizer will be provided for your safety as you enter and exit the property. LEGAL This advertisement is provided by Patche for informational purposes only. Prospective buyers should conduct their own due diligence and seek independent legal and financial advice before making any decisions based on the information provided. While every effort has been made to ensure the accuracy of the information provided in this advertisement, Patche does not guarantee its completeness or accuracy. All dimensions, measurements, and areas are approximate only. Prospective purchasers are advised to inspect the property to verify all information independently. Patche strongly recommends conducting a thorough inspection of the property before entering into any agreement.