

**57 Stratton Boulevard, Stratton, WA 6056**



**House For Sale**

Wednesday, 25 October 2023

57 Stratton Boulevard, Stratton, WA 6056

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Area: 506 m2**

**Type: House**



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**From \$399,000**

Explore the optimal residence that stands as the pinnacle of your value buying property quest! This spacious 3-bedroom, 1-bathroom sanctuary is a must-see, catering to those embarking on their home journey, savvy investors, or individuals seeking to downsize without compromising on the extras that contribute to a comfortable lifestyle. Enter a generously sized dwelling where space seamlessly blends with comfort, and a generous 506sqm yard invites a myriad of possibilities - a haven for a sizable workshop, cherished pets, and the unrestrained joy of children at play. Situated in the heart of Stratton, convenience becomes your daily companion. A leisurely stroll or a quick drive opens doors to a plethora of amenities, including a 50Ha public open space, local parks, public transport, three excellent shopping centres, private and public schools, the allure of Swan Valley's wineries and dining delights, and effortless access to major highways for smooth commuting. Embrace the perfect balance of convenience and serenity with this property that ensures a lifestyle of simplicity and tranquillity. Your new budget busting home awaits!

**SOME DETAILS YOU SHOULD KNOW**

- 2000 Built, 3 bedroom and 1 bathroom
- A very large 506 sqm flat and level block
- Large central open plan living space
- Older renovated kitchen and bathroom
- Roller shutters, security screens/doors
- Big gabled patio and secure parking
- Room for the workshop or a caravan
- Rear games room for the kids to play
- Home and yard could do with a tidy

Estimated weekly rent - \$530 per week

**THIS PROPERTY IS PERFECT FOR**

- Seeking a great investment
- The first time home buyers
- Buyers with a large caravan
- Looking to build a workshop
- Buyers who are on a budget

**THE STEPS YOU NEED TO TAKE TO VIEW**

Call Brad Errington on 0403 929 585 or send an enquiry using the contact agent button to arrange a viewing. To provide a secure open experience and to provide feedback to our vendor, we request you 'Check In' by providing your name, phone number and email address to the listing agent upon arrival at the property.

**TO MAKE AN OFFER**

- Request a link to review the certificate of title, property interest report and offer form.
- Fully complete and return the offer form to the listing agent to submit your offer to buy.

**DISCLOSURE INFORMATION YOU MAY NEED TO BUY ONLINE**

**LOT DETAILS**

A copy of the title set is available from the agent upon request. Is the property in a strata scheme: No

Lot number: 739

Plan Number: 20154

Volume: 2023

Folio: 364

Block size: 506 sqm

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: Yes. Along rear boundary. Refer title documents

Any Easement found not listed on the Title: Not applicable

Restrictive Covenant: Yes as per title

Restrictive Covenant expiry: Covenant has now expired. as per title

Aspect: Dwelling faces an Easterly direction

Driveway cross over on lot: Centre of lot

Driveway constructed from: Paved

Bush fire prone area: Yes. Additional planning and building requirements may apply to development on this site

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: Tuesday

Fenced: Fenced on 3 sides with rear yard fenced

Fencing type: Colorbond

Pet friendly yard: Perfect for pets

Pets allowed: Yes

**RATES AND COSTS**

- Shire rates per year approximately: \$ 1883.00
- Water rates per year approximately: \$ 997.77

**CONNECTED SERVICES TO THE LOT**

Drinking water: Mains water supply

Water bore: Not Applicable.

Gas: Mains gas

Electricity: Mains electricity supply

Single phase power connection to the dwelling

Effluent disposal system: Mains sewer connected

Internet connection: Fibre to the node. FTTN

For available speeds, please check with a provider

Storm water management: Council connection and ground run off

**CONNECTED SERVICES IN THE DWELLING**

Smart wiring: Not applicable

Solar power system: No

Size of solar system: Not applicable

Reticulation: Not reticulated

Number of front garden taps: 1

Number of rear garden taps: 1

Hot water system: Instant gas

Hot water system age: 3 - 4 years

Roof insulation: Blow in. Buyers should confirm before making an offer.

Wall insulation: Not applicable.. Buyers should confirm before making an offer.

Energy rating: Not Applicable in this state

Air conditioning: Reverse cycle wall splits

Heating: Reverse cycle wall splits. Gas bayonet for portable heater

Under floor heating: No

Aerial points: 3

Foxtel connection: Yes

x 2

Remote garage door: Not applicable

Dishwasher recess: Yes

Dishwasher Included: Yes

Cook top: Gas

Cook top capacity: 4 burners

Oven/s is/are: Electric

Number of ovens: 1. Built in

Oven 1 width: 600mm

**SECURITY**

Alarm system: No

Camera system: Not applicable

Roller shutters: Yes. Mix of manual and electric

Security Screens: Yes. On all opening windows..

Type: Aluminium mesh

Security doors: Yes. On all opening doors excepting the laundry door. Type: Aluminium mesh

**PROPERTY COMPLIANCE**

At settlement, the property will comply with all regulations concerning:

Residual current devices

Hard wired smoke detectors

**SHIRE APPROVED STRUCTURE**

The following improvements have shire approval:

Dwelling 1999, Patio 2001

All other improvements will be included on an as is basis

**TENANCY:** Is the property leased? Currently vacant

Lease end date: Not applicable. Lease value: Appraised to have a market rate of \$530.00 per

week  
NOTABLE ITEMS INCLUDED IN THE SALE  
All fixed floor coverings, window treatments and light fittings  
Dishwasher.  
ITEMS NOT INCLUDED IN THE SALE  
All items of a personal nature will be removed upon settlement  
Fruiting tree in corner of yard.  
DWELLING  
Year built: 2000  
Lock up garage: Single  
Open air car parking: 6  
Room for caravan/boat: Yes  
Number of bedrooms: 3  
Built in robes: Yes but not all bedrooms  
Bathrooms: 1  
Number of toilets: 1  
Number internal living spaces: 3  
Washing machine space: Suitable for Front or top loader  
Wall construction: Double brick  
Wall cover: Brick  
Roof cover: Zincalume  
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: Mix of latches and key locks  
Last timber pest inspection: Unknown  
Last timber pest barrier treatment: Unknown  
Barrier treatment is valid for a further: Unknown  
DWELLING AREA (Under main roof)  
• Internal: 97.1 sqm  
• Garaging: 11.8 sqm  
TOTAL AREA UNDER ROOF: 108.9. sqm  
PATIO AREA  
• Games Area: 34.4 sqm  
• Patio area: 33.7 sqm  
TOTAL PATIO AREA: 68.1 sqm  
WORKSHOP  
Room for a large workshop  
GARDEN SHED  
• Shed size - 2.4m x 2.8m.  
TOTAL SHED AREA - 4.8 Sqm.  
Shed construction: Metal.  
Floor type: Paving.  
Powered. No but has an extension cord terminating inside for power. Single phase power connection.  
Note to purchaser: The floorplan measurements and total area calculations are approximate representations only and actual sizes and dimensions may vary.  
FRIDGE RECESS  
Fridge mains water connection: No  
Integrated installation: No  
• Wide - 1371mm  
• Deep - 801mm  
• High - 2400mm  
NON-WORKING ITEM  
The following Items are included in the sale price on an 'AS IS' basis with no owner warranty  
Bedroom 2 roller shutter cord damaged  
KEY AVAILABILITY  
Owner will supply all keys they hold for the property  
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? No  
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.  
WHEN CAN THE BUYER TAKE POSSESSION?  
As per the 2022 Joint Form of General Conditions for the sale of property by offer and acceptance.  
If vendor occupied on settlement date, a purchaser can take possession at 12noon the day following settlement.  
If the property is vacant on the settlement date, the purchaser can take possession immediately after settlement.  
If the property is leased, the purchaser can move into the property at the end of the lease expiry period.  
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  
Self 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.  
ERRORS IN DESCRIPTION  
Whilst all care has been taken in preparation of the above list of features, inclusions and exclusions, there may be some unintentional errors or misrepresentation by the selling agent. The details included should be confirmed by you by visual inspection of the property, or by obtaining appropriate pre-purchase inspections. Making an offer means that you have checked and are satisfied with the property subject to only your contractual terms.