

6 Dunster Way, Orelia, WA 6167

House For Sale

Thursday, 13 June 2024



6 Dunster Way, Orelia, WA 6167

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 710 m2

Type: House



Jade Shani
0401522584



Stacey Tree
0467039610

UNDER OFFER

If you have been on the hunt for a larger than standard house and land but at a budget price, this is the home you have been waiting for! The home will be sold for the best offer starting from \$579,000. Overall the home could use a little bit of love to really make her shine. A few things in our opinion would make worthwhile investment and create immediate capital improvement: Patch & paint, open plan flooring replacement, new flyscreens, grass & ensuite upgrade BUT the size of the house and land definitely make up for these cosmetic upgrades - plus you then get to have the house you made! The house is absolutely fine to move into and over time make her pretty perfect for the DIY enthusiast! Drive through gates allow easy access to the MASSIVE SHED with power, and the home is in an elevated position with great views to the bushland below. This home has a bit of something for everyone. This is a great opportunity to add some personalised flair and truly make this home your own. Some Great Features Include: * 2003 built 4 bedroom, 2 bathroom home * Open plan living, leading to outdoor alfresco area * Good sized master suite with ensuite and walk-in robe * 3 good size minor bedrooms * Double carport * Side access to a massive 6m x 8m powered shed * Blank canvas of a backyard to create your outdoor oasis * 4 minute drive to Kwinana Train Station (potential to walk or cycle) * Quick and easy access to freeway or Rockingham road via Thomas road * 2km to Orelia Primary School

The Financials: Council Rates: \$2254.74 P/A Water Rates: \$933.10 P/A Anticipated Rental Returns: \$600 per week *(with some minor upgrades as mentioned above)

Settlement Terms: The seller is looking to settle asap, and the property will be vacant upon settlement and is currently owner occupied

Offer Procedure: Step 1- Request offer submission form and return filled in Step 2 - Your offer is formalised into contract form Step 3 - Review and sign your offer Step 4 - All signed offers will be presented to the seller commencing the 17th of JUNE. The seller will choose the offer that suits them best. Jade and Stacey are excited to present to the market 6 Dunster Way, Orelia. If you think this home is for you, please contact Jade Shani on 0401 522 584 or Stacey Tree on 0467 039 610. Urban Habitat has no reason to doubt the accuracy of the information listed above which has been sourced by means which are considered reliable, however we cannot guarantee accuracy from third party sources. Prospective purchasers are advised to carry out their own due diligence.