

68 Ryan Way, Lesmurdie, WA 6076



House For Sale

Thursday, 16 November 2023

68 Ryan Way, Lesmurdie, WA 6076

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1183 m2

Type: House



David Mattock

Offers Closing 4pm 28th November

Open Sunday 19th November 11am – 12pm This stunning and spacious family home is sure to attract a lot of attention – ensure you act quickly to avoid missing out. Lesmurdie is a fantastic Hills suburb with excellent public and private schools and plenty of facilities nearby. St Brigid's College – 1.5km Mazonod College – 3.3km Kalamunda Hospital – 4.2km Kalamunda Central Shopping Precinct – 3.3km Perth Airport – 15.6km Perth CBD – 24.3km Situated on a level 1183sqm block in a quiet street, this well constructed brick and tile home is full of character, class and modern comforts. Access to the property is via a wide bitumen driveway – servicing both the double garage and the large workshop. Main internal property features: • High ceilings • Ducted reverse cycle air conditioning • Four generous sized bedrooms – all with wardrobes and ceiling fans • Two recently renovated bathrooms • A separate study with built in work benches • A beautiful formal lounge/theatre room • A well appointed kitchen with quality appliances included • Generous informal living areas • Large laundry with space for extra storage Main external property features • A 9m long below ground pool • A lovely covered (and insulated) entertaining area overlooking the pool • A 12.5m x 7.5m workshop plus a carport. This is the ultimate man cave with reverse cycle air conditioning, built in television and sound system. The shed is secured behind a high limestone wall with a remote controlled gate and is connected to the property's alarm system. This is a superb property that will suit local families or those wishing to move to the area. A January 2024 settlement will enable you to be settled into your new home before the start of the 2024 school year. The Set Date Sale System In essence, this is basically a Tender process where you, as the Buyer, get to nominate your proposed price, specific conditions and settlement times. If you want to purchase the property, you need to submit a written offer (in the format provided by David Mattock Real Estate) before 4pm on 28th November, 2023. Verbal offers will not be considered. All offers received will be presented by the Agent to the Sellers as soon as practical after receipt. The Sellers reserve the right to accept any offer prior to the closing date. If no offer is accepted prior to the closing date, the Sellers may choose to accept or negotiate with one of the submitted offers. Buyers are encouraged to do their own homework in relation to the market value of the property. As the Sellers can accept any offer prior to the 28th November, 2023, it is wise not to leave submitting your offer until the last minute. The detail of each offer submitted is confidential and will not be disclosed to anyone other than the Sellers. For all enquiries, please contact: David Mattock on 0414 477674