

76 Dalrymple Drive, Leda, WA 6170



Sold House

Monday, 3 June 2024

76 Dalrymple Drive, Leda, WA 6170

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 497 m2

Type: House



Michael Coulson
0894393832

\$621,000

Another Coulson&Co Pre Launch property UNDER OFFER by Michael Coulson with Coulson&Co's Pre Launch campaign selling strategy. Another Coulson&Co Pre-Launch : Buying Opportunity Exclusive Pre Launch Opportunity: Available to buy before it goes live on the Major Websites - Register your interest via our Offer Portal to access property documents, fast track the offer process, and receive important updates on the sale of the property. WATCH VIDEO WALKTHROUGH FOR DETAILS - *** Video coming soon! Please note photos are prior to tenancy - latest routine inspection report photos are available on offer portal. Click 'video' button in 'Helpful Links' section. PRICE GUIDE : Comparable sales in Kwinana range from \$575,000 to \$650,000 - Offers are expected in or above this range - ALL offers will be presented to the sellers for consideration. As we are experiencing an ultra competitive RISING market we recommend submitting your best and highest offer in or above the price guide for the Sellers consideration. RENTAL APPRAISAL | \$610-\$630 per week. Build year 2006 Block size 497 Current Status : Tenant paying \$500 per week, fixed term lease until 7 Jun 2024. Tenant prepared to stay on at market value. GREAT STARTER FAMILY HOME OR INVESTMENT OPPORTUNITY. Moments to Wellard village shops and train station. FEATURES YOU WILL LOVE : Split system AC - note : ducted AC not in working order Kitchen with shoppers entry 600mm gas cooktop, electric oven and dishwasher Multiple living areas inside and out *While all details listed are presumed to be correct at time of publishing buyers must perform their own due diligence. Tell me more about the benefits of Pre Launch campaigns for Buyers and Sellers : Are you in the market to buy? Send an email enquiry through on this listing and you will be added to Kwinana's most extensive buyer list, gaining exclusive access to Coulson&Co's Pre Launch Properties. As the number 1 selling agency in Kwinana, we have a greater number of buying opportunities to offer you. Looking to sell? Discover how we can sell your home in less than 30 minutes using our highly effective Pre Launch campaign. Benefits of our Pre Launch approach include: Minimal property preparation No home opens required Stress-free process Option to rent back while you search for your new home If your property is on a 300sqm or larger lot, does not require major renovations, and has the potential to achieve a rental yield of 5% - 6% (we will provide a precise calculation for you), we are eager to explore the opportunity of bringing you an offer within 7 days. Best of all, it will require less than 30 minutes of your time and absolutely no commitment or upfront costs. *While every effort has been made to ensure information is current and correct at the time of publication, buyers must conduct their own due diligence