

8 Riley Place, Leda, WA 6170



Sold House

Friday, 19 April 2024

8 Riley Place, Leda, WA 6170

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 544 m2

Type: House



Michael Coulson
0894393832

\$461,000

Another Coulson&Co Pre Launch property UNDER OFFER by Michael Coulson with Coulson&Co's Pre Launch campaign selling strategy.WATCH VIDEO WALKTHROUGH FOR DETAILS - Click 'video' button in 'Helpful Links' section. PRICE GUIDE : Comparable 3x1 sales in Kwinana range from \$450,000 to \$500,000 - 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 | \$530-\$550 per week. With fresh paint job, new carpets and window treatments as required Build year 1990 Block size 544 Current Status : Tenant paying \$470 per week*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 homelf your property is on a 300sqm or larger lot, does not require major renovations, and has the potential to achieve a rental yield of 5.7% - 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