

# 9 Cockman Way, Orelia, WA 6167



## Sold House

Thursday, 7 March 2024

9 Cockman Way, Orelia, WA 6167

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 728 m2

Type: House



Michael Coulson  
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**\$537,000**

Exclusive Pre Launch Opportunity: Available to buy before it goes live on the Major Websites Video walkthrough coming soon - So as not to overly interrupt the tenants, viewings will be made available subject to an Offer being made (Offer will be conditional on viewing to Buyers satisfaction) Current photos can be found on realestate.com.au by googling the address PRICE GUIDE : Comparable 3x1 sales in Orelia range from \$518,000 to \$550,000 - 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 | \$560-\$570 per week. Build year 1969 Block size 728 Current Status : Tenant paying \$450 per week. Fixed term lease until 6.7.2024. Tenant keen to stay on long term. Low traffic location, character 1969 home renovated throughout. FEATURES YOU WILL LOVE : Side access to workshop (not currently powered) Renovated kitchen Renovated bathroom Freshly painted Big bedrooms \*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 5.7% - 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