

**Address available on request, Medina, WA 6167**



**House For Sale**

Sunday, 3 December 2023

Address available on request, Medina, WA 6167

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 688 m2**

**Type: House**



Rob Gordon  
0407372848

## SUIT BUYERS IN THE "300,000`s"

The vendor is extremely excited in presenting this 1950`s-built home to you, and in doing so gives you the opportunity to buy this fantastic investment opportunity... that is new to the marketplace. This home will suit any discerning buyer wanting to make this home their own to give it a well-deserved facelift... especially buyers who have been looking to secure their very first home... or investors seeking an investment property... Especially in the much sought after suburb of Medina. You certainly will need to get your skates on and attend the "Grand Opening" with this standout property. Arguably this could be considered the BEST INVESTMENT OPPORTUNITY in the location of MEDINA. If this home "ticks all your boxes"... THIS CERTAINLY IS THE PROPERTY FOR YOU!! THIS PROPERTY WILL BE SOLD on an "AS IS BASIS", inclusive of a "SET DATE SALE" PROCESS... Offers to be written up no later than 5.00pm on the 21st of December 2023, unless the property is sold prior to the above time and date. Offers written up by the Sales Representative and tendered earlier than the set date will be done under instruction by the vendor and offered for consideration and/or acceptance by the vendor without further notice to other interested buyers.

**HIGHLIGHTS:**

- 688m<sup>2</sup> block (fenced).
- Zoning (R12.5 – R20).
- Potential to put a "Granny Flat" to the rear of the property.
- Lot M146 – P206092.
- Volume 404.
- Folio – 86A.
- Location – Medina.
- LA – Kwinana.
- Fibrous/Tile home.
- House on stumps.
- 2 Bedrooms.
- 1 Bathroom.
- 1 Toilet.
- Kitchen/Dining.
- Lounge Room.
- Floorboards.
- Air-Conditioning (in-wall).
- 1 Car garage-workshop.
- Instantaneous Gas H/Water System.
- Side Access to rear of property.
- Sewer Passed/Connected.
- Gas Passed/Connected.
- RCD`S (Power and Light).
- Smoke Alarm.

**THE HOME:** You will be curious when you enter this home for the first time, reflecting on the period in which it was built as you are greeted with a basic floor plan incorporating the loungeroom and kitchen/dining layout. The floors comprise of hardwoods used in the 50`s and could be brought back to life at any time with a good sand and resurface once again to bring them back to their former glory... something that would be attractive proposition to any discerning buyer. Adjacent to the loungeroom is the open kitchen and dining area which is spacious and able to cater for a small family or an individual... all to which need a lot of tender loving care to bring it back to life once more. The main bedroom down the passage is of a generous size, as is the second bedroom for this era and both are in need of some TLC! To the rear of the home, the "wet area" is in desperate need of a major makeover!! The home is complimented with an Air-Conditioning unit (in-wall) to offset those hot days that are nearly upon us. To the rear of the property, the home is complimented with a large one car garage and workspace area along with a storage shed adjacent to it. This fantastic property is ideally located in Medina and is an easy 15-minute drive to the main hub of Rockingham or 30 minutes to the "Vibe of Fremantle" to enjoy or utilise the specialty stores to shop... or if the need arises the Kwinana Town Centre shopping precinct is nearby for everyday needs. For any family, the Medina region has a wealth to offer in terms of schools, sporting facilities (Golf Course, Soccer and Rugby ovals). For the Professional though... the Perth to Mandurah Train line has Kwinana and Wellard Stations nearby to commute by train to the Perth CBD and other suburbs. To view this property call: Rob Gordon 0407372848