

17 Mannion Way, Kardinya, WA 6163

House For Sale

Tuesday, 25 June 2024

17 Mannion Way, Kardinya, WA 6163

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 687 m2

Type: House



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Offers Over \$875,000

This family home is situated in a great location, within close proximity to public transport, Samson Primary School, shopping (including the Kardinya Park Shopping Centre redevelopment), Murdoch University, medical facilities (such as Fiona Stanley and St. John of God Hospitals), Bibra Lake, Adventure World and much more. Built in 1980, the features of the home include:

- Front lounge room with gas bayonet, ceiling fan and air conditioner
- Master bedroom with two built-in robes and a ceiling fan
- Kitchen / meals area
- The kitchen has a gas cook top and electric oven
- Family room with adjoining activity room (or games or study?) NB shown on plan as Living and Dining
- The family room has ceiling fan and an air conditioner, and there's a ceiling fan in the activity room
- Three minor bedrooms, two with built-in robes and ceiling fans
- Laundry with wc
- Bathroom with shower, vanity and wc
- Double garage with manual doors
- Solar panels

687sqm block (approx.) Now, it does need some TLC so if you're happy to do some work to repair and modernise your next home, this could be a great opportunity for you. To give Buyers some peace of mind:-- The Seller has obtained a Building Inspection Report so that Buyers can see what works need to be done, by themselves as a new Owner, as part of their own property maintenance. The report can be provided to serious Buyers. The main points to note are:

- There are NO Major Structural Defects.
- The gutters, particularly to the eastern side, need to be replaced.
- The eaves need to be replaced (for aesthetics).
- The water stain in the entry and lounge is old damage (meter reading shows that it's not new).

Some sheeting to the patio and garage needs to be repaired/replaced....a quote to replace all gutters, downpipes and eaves, and repair work to the sheeting at the back of the garage and on the patio, has been obtained.-- The Seller has also obtained a Pest Inspection Report in April 2024. This too can be provided to serious Buyers. The points to note are:

- There were NO active termites on the property.
- Some termite damage was detected in the garage, garage bench and trees.
- A Termidor barrier treatment has been done and a termite treatment certificate available.

For further information, or to make your offer, please contact Leigh Moore or Sarah McCredie today! *Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information included in this document. MVP Real Estate provides this document without any express or implied warranty as to its accuracy or currency. Any reliance placed upon this document is at the client's own risk. MVP Real Estate accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client.