

**17 Rangeview Drive, Bellevue, WA 6056**



**House For Sale**

Wednesday, 3 July 2024

17 Rangeview Drive, Bellevue, WA 6056

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 685 m2**

**Type: House**



Brad Errington



Tammy Errington  
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**From \$469,000**

Step inside this charming cedar-clad, timber-framed home that effortlessly combines country farmhouse style with a modern minimalist approach. Each room has been thoughtfully designed to maximize comfort, offering ample space and abundant natural light throughout. The interior boasts a warm and inviting atmosphere, with rustic timber accents complementing clean lines and neutral tones. The spacious bedrooms continue this theme, providing a serene retreat with plenty of room to relax and unwind. This home is perfect for those who appreciate simplicity and elegance, with its understated yet stylish décor and functional layout. Whether you're enjoying the cosy living areas or preparing meals in the well-appointed kitchen, every corner of this home radiates a sense of comfort and harmony. Outside, the property maintains its rustic charm with cedar cladding adding to its appeal. The tranquil rear entertaining area offers a perfect spot to enjoy the surrounding trees, creating a peaceful retreat for gatherings or quiet moments. Located on a generous 685sqm block, this property not only provides a comfortable living space but also ample room for outdoor activities and gardening. It's an ideal blend of countryside charm and modern convenience, offering a lifestyle that is both serene and practical. Experience the timeless appeal of this country farmhouse-inspired home. Arrange your inspection today and discover the beauty and tranquillity it has to offer.

**KEY FEATURES**

- A light-filled living room and kitchen area
- Lock and leave with roller shutter security
- All bedrooms have generous proportions
- All weather reverse cycle air conditioning
- Gabled patio for all outdoor entertaining
- Extra storage with 2 large garden sheds
- Simply beautiful gardens for you to enjoy
- Proximity to local schools/local shopping
- Access north/south on the Row Highway
- 15min to the Swan Valley Wine Region

Don't miss the chance to make this extraordinary residence yours! Contact us today to schedule a viewing and take the first step toward building your investment empire, or buying the home of your dream.

**THIS PROPERTY IS PERFECT FOR**

- A great investment
- First time home buyers
- Downsizers
- Lock and leave

**VIEWING THE PROPERTY and CHECK IN**

If you cannot attend a scheduled open home, we encourage you to contact Patche to arrange a private viewing appointment. When attending a scheduled open home, please 'Check In' by providing your name, phone number, and email immediately upon arrival. This allows Patche to provide a secure open experience, feedback to our vendor and suggestions of other comparable properties as they become available, should this not be suitable. To streamline your 'Check In' experience, please send an email inquiry prior. This will pre-register you for the home open.

**TO SUBMIT AN OFFER**

1. Request an offer/information pack from the listing agents.
2. Return the completed offer to [contracts@patche.com.au](mailto:contracts@patche.com.au).

Don't miss your chance to own this gem. Arrange your inspection today and experience the allure of this beautiful home firsthand.

**SPECIFICATION AND DISCLOSURE INFORMATION YOU NEED TO BUY ONLINE**

LOTA copy of the title set is available from the agent upon request. Is the property in a strata scheme: No. Lot number: 59. Plan Number: 12105. Volume: 1483. Folio: 228. A walk through video is available upon request.

**BLOCK** Block size: 685sqm. Local government authority: Shire Of Mundaring. Property zoning: R12.5. Property has a split zoning: No. Secondary zoning is: Not applicable. Known development restrictions: Normal General R code design requirements. Subdivision potential: No. Title Easement: Yes. Along rear boundary. Refer title documents. Any Easement found not listed on title page: Choose an item.. Restrictive Covenant: No as per title page. Restrictive Covenant expiry: Not applicable as per title page. Aspect: Dwelling faces a Southerly direction. Driveway cross over on lot: Right hand side. Driveway constructed from: Concrete. Bush fire prone area: Yes. Flood plain: Not flood Prone Area. LSP 17 Aircraft noise: Yes. LPS 17 Aircraft Noise Zone. Heritage listed: No. Topography of lot: Gentle slope with retained level areas. Bin pickup day: Thursday. Fenced: Fenced on 3 sides with rear yard fenced. Fencing type: Colorbond. Pet friendly yard: Perfect for pets. Pets allowed: Yes. No Restrictions.

**RATES** Shire rates per year approximately: \$ 1921.47. Water rates per year approximately: \$ 904.80. Strata fees: Not applicable.

**CONNECTED SERVICES - LOT**

Internet connection: Fibre to the node. FTTN. For available speeds, please check with a provider. Electricity: Mains electricity supply. 3 phase power connection to the dwelling. Gas: Mains gas. Solar power system: No. Storm water management: Soak wells and ground run off. Reticulation: Choose an item.. Drinking water: Mains water supply. Water tank/s: Not applicable. Water bore: Not Applicable. Effluent disposal system: Mains sewer connected.

**SERVICE AND UNDERGROUND PIPE LOCATIONS**

Any queries relating to the service locations, please refer to the listing agent.

**CONNECTED SERVICES - DWELLINGS**

Smart wiring: Not applicable. Number of front garden taps: 1. Number of rear garden taps: 1. Hot water system: Storage gas. Storage capacity: 135l. Hot water system age: 1 - 2 years. Roof insulation: Blow in. Buyers should confirm before making an offer. Wall insulation: Unknown. Buyers should confirm before making an offer. Air conditioning: 2 x Reverse cycle wall splits. Heating: 2 x Reverse cycle wall splits. Choose an item.. Under floor heating: No. Aerial points: 1. Foxtel connection: Not applicable. Remote garage door: Not applicable. Dishwasher recess: No. Dishwasher Included:

No. Number of ovens: 1. Free standing. Oven energy use: Electric Oven 1 width: 600mm. Number of Cook tops: 1. Free standing. Cook top energy use: Electric. Cook top capacity: 4 element/s. SECURITY Alarm system: No. Camera system: Not applicable. Roller shutters: Yes. Manual. Location: Choose an item. Security Screens: Not fitted. Type: Choose an item. Security doors: Yes. On some opening doors. Type: Aluminium mesh. COMPLIANCE At settlement, the property will comply with all regulations concerning: Residual current devices. Hard wired smoke detectors. BUILDING AND PEST INSPECTION Has a building inspection been conducted prior to listing: No. This would be the responsibility of the purchaser. Has a timber pest inspection been conducted prior to listing: No. This would be the responsibility of the purchaser. Last timber pest inspection: 12 - 24 months. Last timber pest barrier treatment: 12 - 24 months. Barrier treatment is valid for a further: Unknown. SHIRE APPROVAL The following improvements have shire approval: Dwelling 1988, Patio 2018, Garden sheds are not required to be approved (under 10sqm) All improvements not noted will be included on an as is basis. TENANCY Is the property leased? No. Owner occupied. Estimated market rent achievable: \$475.00 per week. RECENT EXPENDITURE Mains gas hot water system - November 2022 - \$1,600.00 Wall split system air conditioners - \$2,200.00 Patio - \$5,000.00 Roller Shutters - \$2,900.00 Side fence - \$4,500.00 Garden Shed - \$2,100.00 TOTAL - \$18,300.00 NOTABLE ITEMS INCLUDED Air conditioning, garden shed, patio, roller shutters. Some Items can be included in the sale if required - notably the couch and wardrobes, washing machine, beds, laundry cupboards, panty cupboard, fridge. ITEMS NOT INCLUDED All items a of a personal nature will be removed upon settlement. Pot plants and hanging baskets Birdbaths. DWELLING Year built: 1989. Energy rating: Not Applicable in this state. Lock up garage: Not applicable. Open carport: Single. Open air car parking: Choose an item. Room for caravan/boat: Choose an item. Number of bedrooms: 3. Built in robes: No. Bathrooms: 1. Number of toilets: 1. Number internal living spaces: 2. Washing machine space: Suitable for front or top loader. Wall construction: Timber frame. Wall cover: Weatherboard and sheeting. Roof cover: Zincalume. Roof structure: Timber roof framing. Under floor type: Concrete house pad. Gutter type: Painted gutters. Window type: Aluminium window frames. Double glazing: Not applicable. Window locks fitted: Latches only. Clothesline: Hills Hoist style. DWELLING AREA (Under Main Roof) Internal: 70sqm. Veranda: 29.10sqm. Garaging: 20.7sqm. TOTAL AREA: 119.80sqm. PATIO/s AREA Patio area: 31.04sqm. GARDEN SHED Shed size: 3000mm x 3000mm and 1500 x 2400mm Shed area: 9.0sqm and 3.6sqm Shed construction: Colorbond. Floor type: Concrete and slab. Powered: No. Whirlybird Method of measure - Agent measured. Note to purchaser: The floor plan measurements and total area calculations are approximate only and actual sizes and dimensions may vary. FRIDGE RECESS Wide: 625mm. Deep: 854mm. High: 2400mm. Fridge mains water connection: No. Integrated installation: No. NON-WORKING ITEM The vendor warrants that all items are in working order Reticulation is not fully operational. ACCESS DEVICES AND KEY AVAILABILITY Key availability: All locks have keys. The dwelling is keyed alike. CODE OF CONDUCT COMPLIANCE Agents' relationship status to the vendor: The agent has no relationship with the vendor other than being employed as their agent. Have any deaths occurred in / at the property? Yes. By natural causes. Does the property have a notorious history? The owner has not been made aware of anything. Does the property have an adverse Google search? No. Note to purchaser: If you do not understand this section, please consult with the listing agent. POSSESSION AFTER SETTLEMENT As per the 2022 Joint Form of General Conditions Booklet for the sale of property by offer and acceptance, if vendor is occupying the property on settlement date, the purchaser can take possession at 12 noon the day following settlement. If the property is vacant on the settlement date, the purchaser can take possession immediately upon settlement. RECENT SICKNESS, COVID-19 and FLU INFORMATION If attending a viewing appointment, for everyone's safety, please ensure you practice social distancing and refrain from touching surfaces, door handles, cupboards, drawers, walls, etc. Hand sanitizer will be provided for your safety as you enter and exit the property. Please DO NOT attend a property inspection if any of the following apply: You have recently tested positive to Flu or Covid 19. In close contact with someone with Flu or Covid 19. You are feeling unwell with an unknown cause. LEGAL This advertisement is provided by Patche for informational purposes only. It is intended to promote the sale/lease of the property described herein. Prospective buyers/tenants should conduct their own due diligence and seek independent legal and financial advice before making any decisions based on the information provided. Accuracy of Information: While every effort has been made to ensure the accuracy of the information provided in this advertisement, Patche does not guarantee its completeness or accuracy. All dimensions, measurements, and areas are approximate only. Property Inspection: Prospective buyers/tenants are advised to inspect the property and verify all information independently. Patche strongly recommends conducting a thorough inspection of the property before entering into any agreement. Property Condition: This advertisement may contain information regarding the condition of the property. However, Patche makes no representations or warranties about the condition of the property and advises

buyers/tenants to obtain a professional inspection report.