

3 Ganges Way, Bertram, WA, 6167



House For Sale

Sunday, 18 August 2024

3 Ganges Way, Bertram, WA, 6167

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Michael Coulson
0894393832

UNDER OFFER || Pre-Launch : Investment Opportunity

Another Coulson&Co Pre-Launch : Investment Opportunity

Available to buy before it goes live on the Major Websites - Register your interest via our Offer Portal to access property documents, fast track the offer process, and receive important updates on the sale of the property.

WATCH VIDEO WALKTHROUGH FOR DETAILS -

Click 'video' button in 'Helpful Links' section.

VIEWINGS :

Please review the video inspection available. Viewings will be arranged subject to an acceptable offer being made to the Seller. Offers are non binding and can be conditional on viewing.

🔗 PRICE GUIDE : Comparable sales in Bertram range from \$580,000 to \$610,000 - 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 | \$600-\$630 per week.

🔗 Build year 2013 Block size 293

🔗 Current Status : Owner occupied. This Property is Sold subject to Sellers renting back for 18 months at market value.

Location of convenience in Bertram. Walking distance to Bertram IGA, child care and Bertram primary school. Ideal investment property with low maintenance gardens.

FEATURES YOU WILL LOVE :

🔗 Neutral paintjob throughout

🔗 Open plan living

🔗 Split system to living

🔗 Gas cooking

🔗 Minimal maintenance, rent ready

*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

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% - 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.