

# 7 Taunton Mews, Leda, WA, 6170



## House For Sale

Sunday, 18 August 2024

7 Taunton Mews, Leda, WA, 6170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## UNDER OFFER Another Coulson&Co Pre-Launch : Investment Opportunity

### Another Coulson&Co Pre-Launch : Investment Opportunity

Exclusive Pre Launch 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.

VIDEO COMING SOON - 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 4x2 sales in Wellard and Leda range from \$670,000 to \$730,000 - 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 | \$650-\$680 per week.

📌 Build year 2008 Block size 692

📌 Current Status : Long term tenant paying \$550 per week, fixed term lease until 15 August 2024. Tenant keen to stay on long term and prepared to renew at market value.

#### WELLARD VILLAGE ESTATE OF LEDA

Great family starter home or investment property.

#### FEATURES YOU WILL LOVE :

- 📌 Double garage with extra storage space and higher than normal ceilings
- 📌 Master bedroom with his / her walk in robe
- 📌 Main bedroom with reverse cycle air con
- 📌 Ensuite with deep bath and separate toilet
- 📌 Floorboards throughout property
- 📌 Formal lounge
- 📌 Kitchen with 900mm stainless steel appliances, double pantry and microwave recess
- 📌 Open plan meals / living with reverse cycle air con
- 📌 Additional activity room adjoining open plan area
- 📌 2 double size bedrooms with double built in robes plus 4th double bedroom with ceiling fan and single built in robe
- 📌 Extra games / study
- 📌 Laundry with bench / cupboard and walk in linen
- 📌 Side access to backyard
- 📌 Gabled patio which wraps around side of home

\*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.