

# 8 Creen Court, Leda, WA, 6170



## House For Sale

Sunday, 18 August 2024

8 Creen Court, Leda, WA, 6170

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## UNDER OFFER || Pre-Launch

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.

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 3x1 sales in Kwinana range from \$591,000 to \$621,000 - 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 | \$570-\$590 per week.

🔗 Build year 1993 Block size 621

🔗 Current Status : Vacant possession at settlement.

ELEVATED CUL DE SAC LOCATION. Renovated home with powered workshop and low maintenance yards. Great family starter home or investment property.

### FEATURES YOU WILL LOVE :

🔗 Split systems to bedrooms and lounge

🔗 Renovated kitchen and bathroom

🔗 Tiles to main living

🔗 Roof restored 2 years ago

🔗 Camera system

🔗 Single phase powered workshop

\*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.