

9 Oakfield Gardens, Parmelia, WA, 6167



House For Sale

Friday, 30 August 2024

9 Oakfield Gardens, Parmelia, WA, 6167

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Michael Coulson

0894393832

Stunning 4x2 Family Home in Parmelia

Coulson&Co proudly present 9 Oakfield Gardens - Click 'Read More' for property details and price guide.

CLOSING DATE SALE : All offers presented on or before 11 Sep. This property **MAY BE SOLD PRIOR** so make sure you register your interest via our Offer Portal to access property documents, fast track the offer process, and receive updates on the Sale of the property. - details at bottom of ad.

Price Guide : Comparable 4x2 homes have sold between \$700,000 to \$750,000. Offers are expected in or above this range.

Viewings : Please note the only available viewings are at the advertised home opens.

Property Details :

Status | Currently owner occupied.

Current Rental Appraisal | \$650-\$700 per week.

Build Year 1999

Stunning 4x2 family home in Parmelia, featuring a high-end renovated kitchen, spacious living areas, and immaculate upkeep throughout. This property offers side access with room for a boat or caravan, plus a powered workshop for all your projects. Perfect for families or adventurers, it's move-in ready and situated in a quiet, convenient location close to schools, parks, and shopping.

FEATURES YOU'LL LOVE:

- ☑ Ducted Reverse Cycle Air conditioning
- ☑ Side access with extra height carport - room for boat or caravan
- ☑ 2 separate living areas
- ☑ Wood look tiles and high grade carpet
- ☑ Custom renovated kitchen
- ☑ Powered workshop
- ☑ Extensive outdoor entertaining
- ☑ Solar power

To avoid disappointment do not miss the home open and register your interest via our Offer Portal today!

* While all details listed are presumed to be correct at time of publishing buyers must perform their own due diligence.

What is a Closing Date Sale?

All Offers are presented to the Seller as they are received through our Offer Portal. The Seller will make a decision to sell on, or before, the Closing Date if they receive an Offer with price and terms that meet their needs. Properties are often selling before the Closing Date if the Offer Price exceeds the Price Guide.

HOW TO OFFER :

Head to my Offer portal - <https://propops.me/michaelcoulson>

Scroll down and find this listing. Register in 30 seconds and submit your Offer.

Offers are non binding until the Seller accepts your Offer and a Contract is drawn up and accepted by you and the Seller. A draft contract of sale with Sellers disclosure statement and certificate of title is available to view via the portal.

Include your terms -

Deposit payable if Offer is accepted - normally \$10,000 to \$20,000 (no minimum)

Subject to Finance (if applicable) Please state loan amount. e.g. 80% and include your brokers contact details, if you are happy for us to contact them

Please include in notes if you have a pre approval in place

Select if you would like pest and building inspections

Coulson&Co homes are sold subject to electrical, plumbing and gas being in fair working order, unless otherwise stated in the Sellers Disclosure Statement

Prior to presenting your Offer - Our Sellers request that we (with your permission) contact your broker and have our broker contact you to qualify your finance position.

We double qualify finance on our Offers to give the Sellers as much confidence in accepting your Offer as possible. If a Seller is confident your finance will be approved they are more likely to accept your offer.