

7/23 Edwards Street, Leda, WA 6170

Harcourts

Unit For Sale

Friday, 12 July 2024

7/23 Edwards Street, Leda, WA 6170

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 99 m2

Type: Unit



Trish Nepia

0409788619

*** Just Listed !! ***

Do NOT Miss This !! * Home Sweet Home !! *A Fabulous opportunity for anyone looking for a new home, down-sizer, first home or an investment - in a great location!1996 built 3x1 free-standing unit/villaSingle carport PLUS additional parking bayBrick & tile construction plus brick storeroom/shedOpen plan living, meals & kitchenLiving includes large reverse cycle air conditioner & gas pointKitchen includes ample cupboards & breakfast barFreestanding gas cooker, large fridge recess, overhead shelves & double sinkDining & Separate laundry both include access to the rear yardMaster bedrooms is spacious with double door built in robeBedroom 2 includes new carpet & feature wall muralBedroom 3 also with new carpet & double door built in robeBathroom includes separate tub, separate shower & vanity + quality tilesSeparate WC to passageway & separate laundry with access to rear yardBeing a corner plot, there are 3 separate areas to the rear yard.Plenty of room to add more gardens, vege patch, additional lawn or gazebo.Loads of options !!Extras include:-- NBN connected- Gas storage hot water system- Large wall mounted clothesline- Security screens to windows- Ample yard space - Quiet complex, plenty of privacy.Additional info:-- Low strata fees - \$377p/qtr.- Shire rates \$1000pa approx.- Water rates \$900pa approx.- Rental Appraisal \$450pwk - \$470pwk- Sales Appraisal - low to mid \$400'sLocation:- 170m approx. Leda Essentials (convenience store), chemist, pathology, newsagency & United service station200m approx. Leda Primary School250m approx. Bus Stop - Routes 541, 544 & 5491.3km approx. Peter Carnley School1.4km approx. Kwinana Market Place, shops, cafe's, restaurants, groceries, post office & more1.5km approx. Wellard Village shopping centre, medical, take aways & shops1.8km approx. Wellard Train Station* Walk through vid clips available via WhatsApp - please message (via WhatsApp) 0409 788 619 ** Grand first home open coming soon!! *With a motivated seller committed elsewhere, the instructions are clear 'Bring Me An Offer'.So all offers will be presented - and the seller is keen to proceed with at least 1 home open.This is a fabulous opportunity for anyone looking for a low maintenance home or investment!!