

14 Lindy Way, Camillo, WA, 6111

Sold House

Friday, 6 December 2024



14 Lindy Way, Camillo, WA, 6111

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

SOLD by Aman Singh 0430883582

SOLD by Aman Singh 0430883582

This three-bedroom, one-bathroom home is ready, willing and able to be so much more than it currently is. Whilst what it is ain't too bad, it sure could be a very pretty home if the right person with the right skills sets out to make it into what it has every bit of potential to turn into. It's very liveable as it is but it could be very impressive if the right moves are made to make the most out of it. **INSIDE** The home features a large lounge room at the front of the house. It's that classic 1970s style with the fireplace, standing as a feature of the room. It also has some 1970s wallpaper. The kitchen and meals area are separate from the main living area and adjacent to this space is the laundry. The bedrooms are all of a decent size and the master bedroom features a large built-in robe. The bathroom has a separate shower and bath. All in all, this is a very functional floorplan. **OUTSIDE** At the back of the home is a large enclosed patio. It's a handy additional space to keep the kids' play stuff outside but where they can still use it throughout the year. It's also a handy game or activity area.

Out the back, you have heaps of space to enjoy the established shaded trees throughout the yard, or build a workshop. There are so many options when you have this much space. **WHERE IT IS** Close to everything and with very easy access to shopping centres, schools, and more, this has to be top of the list for anyone looking for outstanding value in this hot property market. **WHAT NEXT?** Hit the email agent button at the bottom of this webpage and we'll be in touch to set up a time for you to view this awesome property for yourself.

*Rental Appraisal (current market) - \$560 - \$590 per week - makes it a perfect option for investment.

All offers are taken through EXPRESSION OF INTEREST form -

- All Offers are presented to the Seller as they are received through our Expression of Interest Form (non-binding offer form). The Seller will decide to sell if they receive an Offer with price and terms that meet their needs.

HOW TO OFFER :

- Offers are Non-binding until the Seller accepts your Offer and a Formal Contract of Sale 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 upon request.

INCLUDE YOUR TERMS -

- Deposit payable - if Offer is accepted - normally \$10,000 to \$20,000 (no minimum)
- Subject to Finance (if applicable) - Please state the loan amount. e.g. 80% and include your Mortgage Broker's contact details, if you are happy for us to contact them
- Please include in notes if you have a Finance Pre-Approval available (upload a copy if available).
- Select if you would like Termite and/or Building inspections
- The Best Realty Group properties are sold subject to Electrical, Plumbing and Gas being in Fair/Good 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 to qualify your finance position.
- Please note that we may Double-qualify finance conditions 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.

DISCLAIMER:-

Virtual staging has been in the photos. The images of the furniture at the property have been digitally altered or enhanced.

Images from previous Rental/Sales Listings have been used to protect tenants' privacy.

**This information is provided for general information purposes only and is based on information provided by the Seller

and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their independent inquiries.

****The Best Realty Group have endeavoured to ensure the information is true and accurate but accepts no responsibility and disclaims all liability concerning any errors, omissions, inaccuracies or misstatements.**

****Reference to a school does not guarantee the availability of that particular school.**

****ALL distances are estimated using Google Maps. Prospective purchasers should enquire with the relevant authorities to verify the information in this advert.**

****ALL boundary lines and sizes on imagery are APPROX only.****