

16 Bohemia Street, Spearwood, WA, 6163



House For Sale

Thursday, 28 November 2024

16 Bohemia Street, Spearwood, WA, 6163

Bedrooms: 3

Bathrooms: 1

Type: House



Lauren Wiegele
0894393832

Endless Opportunity Awaits

Lauren Wiegele is proud to present this gorgeous home to the SPEARWOOD Market Place! Welcome to 16 Bohemia Street!

Whether you're ready to roll up your sleeves and renovate, or looking for a blank canvas to create your dream home, this property is bursting with potential! With the possibility of subdivision (subject to application approval), the choice is yours to transform, rebuild, or invest. Perfectly located and brimming with options, this is your chance to unlock the future you've been dreaming of.

OFFERS WELCOME HERE - <https://prop.ps/l/LYacSWuZGsFy>

Viewings :

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

Price Guide :

Comparable properties in the Spearwood area are selling in the High \$700,000s to Low \$800,000s. Property values in the area are moving UP and offers are expected in this range

HOW TO OFFER - <https://prop.ps/l/LYacSWuZGsFy>

PROPERTY DETAILS

🔍 BUILT: 1970

🔍 LAND SIZE: 789m² BUILD AREA: 108m²

🔍 RENTAL APPRAISAL: \$ per week:

THE PROPERTY

🔍 3 Bedrooms

🔍 1 Bathroom

🔍 Huge backyard with massive potential

🔍 Opposite a park with a playground

🔍 Close to schools and lifestyle amenities

🔍 Easy access to the freeway and public transport

Properties with this much potential don't come along often. Whether you're a renovator, builder, or savvy investor, this is your chance to turn a vision into reality. Don't let this unique opportunity slip through your fingers—contact us today to arrange a viewing and start planning your next big move!

To avoid disappointment do not miss the home open! Call Loz today - 0497 077 840

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

HOW TO OFFER :

Head to our Offer portal - <https://prop.ps/me/laurenwiegele>

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.