

20 Markham Way, Swan View, WA 6056



House For Sale

Wednesday, 8 January 2025

20 Markham Way, Swan View, WA 6056

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 702 m2

Type: House



Brad Errington
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Tammy Errington
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From \$699,000

This beautifully presented 4/5-bedroom, 2-bathroom + study home offers stunning views of the Hill's escarpment and a prime location, just a short walk to Swan View Shopping Centre, schools, a medical centre, and transport. Inside, the home features a spacious kitchen at its heart with a modern breakfast bar, sleek cabinetry, and plenty of workspace, seamlessly connected to the family and meals area. The adjacent activity room or study adds versatility, while the cozy lounge with natural light provides a perfect retreat. The master bedroom boasts a walk-in robe and ensuite, while the secondary bedrooms, all with built-in robes, are serviced by a modern bathroom. Outside, the home shines with an expansive patio area perfect for entertaining, a lush garden divided into a potential veggie patch and lawn for kids and pets, and a powered shed for projects. Shaded side parking offers room for a boat, trailer, or caravan. Additional features include solar and gas hot water systems, ducted reverse-cycle air conditioning, security doors, tiled and carpeted flooring, and low-maintenance gardens on a 702sqm block. Combining modern upgrades with a practical layout, this home is perfect for family living in an unbeatable location.

FEATURES* A larger 702sqm zoned R12.5 block* Family sized in an exceptional location• 4 generous separated living zones• Ducted reverse cycle air conditioning• Lovely floorplan and loads of light• A workshop to do repairs and tinker• Easy care yard. Large outdoor living• Caravan/boat and up to 5 car parking• Close to shops and the local schools* Easy access north and south roads* 20 minute commute to Perth Airport

THIS PROPERTY IS PERFECT FOR? First time buyers? Developers? Investors? Caravan, boat owners? Needing a workshop

VIEWING THE PROPERTY and CHECK IN If you cannot attend a scheduled open home, we encourage you to contact the listing agent to arrange a private viewing appointment. Walk through video tour links are available by request. When attending a scheduled open home, please 'Check In' by providing your name, phone number, and email immediately upon arrival. This allows patche to provide a secure open experience, feedback to our vendor and suggestions of other comparable properties as they become available, should this not be suitable. To streamline your 'Check In' experience, please send an email inquiry prior. This will pre-register you for the home open.

TO SUBMIT YOUR OFFER ? 1. Request an Disclosure / Offer pack from the property listing agent. ? **SPECIFICATION AND DISCLOSURE INFORMATION YOU NEED TO BUY ONLINE** LOTA copy of the title set is available to download from patche.com.au. Is the property in a strata scheme: No. Lot number: 319. Plan Number: 11703. Volume: 1450. Folio: 20. **BLOCK** Block size: 702sqm. Local government authority: Shire of Mundaring. Property zoning: R12.5. Property has a split zoning: No. Secondary zoning is: Not applicable. Known development restrictions: Normal General R code design requirements. Development notes: Suggested to contact the local shire. Subdivision potential: No. Title Easement: No. As per title. Any Easement found not listed on title page: No. Restrictive Covenant: No as per title page. Restrictive Covenant expiry: Not applicable as per title page. Title Notification/s: Choose an item. as per title page. Aspect: Dwelling faces a Easterly direction. Driveway cross over on lot: Right hand side. Driveway constructed from: Concrete. Bush fire prone area: No. Flood plain: Not flood Prone Area. LSP 17 Aircraft noise: Not Affected by LSP 17 Aircraft Noise. Heritage listed: No. Topography of lot: Gentle slope with retained level areas. Bin pickup day: Friday. Fenced: Fenced on 3 sides with rear yard fenced. Fencing type: Hardi-Fencing. Pet friendly yard: Perfect for pets. Pets allowed: Yes. No Restrictions. **RATES** Shire rates per year approximately: \$ 2565.97. Water rates per year approximately: \$ 1364.02. Strata fees: Not applicable. **CONNECTED SERVICES - LOT** Internet connection: Fibre to the node. FTN. For available speeds, please check with a provider. Electricity: Mains electricity supply. 3 phase power connection to the dwelling. Gas: Mains gas. Solar power system: No. Size of solar system: Not applicable. Storm water management: Council connection and ground run off. Reticulation: Not reticulated. Drinking water: Tank water. Water tank/s: Not applicable. Water bore: Not Applicable. Effluent disposal system: Mains sewer connected. **CONNECTED SERVICES - DWELLING** smart wiring: Not applicable. Number of front garden taps: 1. Number of rear garden taps: 1. Hot water system: Solar hot water with electric booster. Plus an additional instant gas hot water system. Storage capacity: 185l (solar hot water tank) Hot water system age: Solar is 10 years, Gas is 5 years old. Roof insulation: Blow in. Buyers should confirm before making an offer. Wall insulation: Not applicable. Buyers should confirm before making an offer. Air conditioning: Ducted reverse cycle. Heating: Ducted reverse cycle. Under floor heating: No. Aerial points: 3. Foxtel connection: Not applicable. Remote garage door: Not applicable. Dishwasher recess: Yes. Dishwasher Included: Yes. Double Dish drawers. Number of ovens: 1. Built in. Oven 1 width: 600mm. Oven energy use: Electric. Oven 2 width: Not applicable. Oven 2 energy use: Not applicable. Number of Cooktops: 1. Built in. Cook top energy use: Gas. Cook top capacity: 4 burner/s. **SECURITY** Alarm system: No. Camera system: Not applicable. Roller shutters: Yes. Mix of manual and electric. Location: 3 windows. Security Screens: Not fitted. Type: Not Applicable. Security doors: Yes. On all opening doors. Type: Aluminium mesh x 2 and Stainless steel mesh. **COMPLIANCE** At settlement, the property will

comply with all regulations concerning:Residual current devices.Hard wired smoke detectors.BUILDING AND PEST INSPECTIONHas a building inspection been conducted prior to listing: No. This would be the responsibility of the purchaser.Has a timber pest inspection been conducted prior to listing: No. This would be the responsibility of the purchaser.Last timber pest inspection: Within 12 months.Last timber pest barrier treatment: 3 years plus. Barrier treatment is valid for a further: 2 years.SHIRE APPROVALThe following improvements have shire approval:Dwelling 1981 , swimming pool 1989, shed 1989, patio 1983All other improvements not listed will be included in the sale on an as is basis.TENANCYIs the property leased? No. Owner occupied.Lease end date (If applicable) is: Not applicable .Rent under current lease: Not applicable per week.Estimated market rent achievable: \$650.00 per week.RECENT EXPENDITURERoller shutters \$3500.00Addition \$2500.00.Plantation shutters \$2500.00NOTABLE ITEMS INCLUDEDAll fixed floor coverings, window treatments and light fittings.Dishwasher, roller shutters, how water systems, ducted reverse cycle air, dryer bracket.ITEMS NOT INCLUDEDAll items a of a personal nature will be removed upon settlement.Dryer (bracket stays).DWELLINGYear built: 1982.Energy rating: Not Applicable in this state.Lock up garage: Not applicable.Open carport: Single.Open air car parking: 2.Room for caravan/boat: Yes.Number of bedrooms: 4.Built in robes: Yes. All bedrooms.Bathrooms: 2.Number of toilets: 2.Number internal living spaces: 4.Washing machine space: Suitable for front or top loader.Wall construction: Double brick.Wall cover: Brick.Roof cover: Tiled roof.Roof structure: Timber roof framing.Under floor type: Concrete house pad.Gutter type: Painted gutters.Window type: Aluminium window frames.Double glazing: Not applicable.Window locks fitted: Latches only.Clothesline: Hills Hoist style. Under patio line.DWELLING AREA (Under Main Roof)Porch/Portico: Click or tap here to enter text. sqm.Internal: 168 sqm.Veranda: 0 sqm.Garaging: 18 sqm.TOTAL AREA: 186 sqm.PATIO/s AREAPatio area: 33 sqm.Patio area: 8377mm x 3941mmOutdoor entertaining: 30 sqm.WORKSHOP Workshop construction: Metal.Workshop size: 17.5 sqm.Floor type: Concrete.Powered: No. Method of measure - Agent measured.Note to purchaser: The floorplan measurements and total area calculations are approximate only and actual sizes and dimensions may vary.FRIDGE RECESSWide: 1099 mm.Deep: 796 mm.High: 1823 mm.Fridge mains water connection: No.Integrated installation: No.NON-WORKING ITEMSThe vendor warrants that all items are in working orderReticulation works but requires some attention.There are pergola posts at the front that have old white ant damage. ACCESS DEVICES AND KEY AVAILABILITYKey availability: The vendor discloses that a few keys are missing to some locks. Rear patio and laundry security door slider is missing.Garage door remote quantity: Not applicable.CODE OF CONDUCT COMPLIANCE (If you do not understand this section, please consult the listing agent.)Agents' relationship status to the vendor: The agent has no relationship with the vendor other than being employed as their agent.Have any deaths occurred in / at the property? Owner is not aware of any.Does the property have a notorious history? The owner has not been made aware of anything. Does the property have an adverse Google search? No. POSSESSION and SETTLEMENTAs per the 2022 Joint Form of General Conditions Booklet for the sale of property by offer and acceptance,if vendor is still occupying the property on settlement date, the purchaser can take possession at 12 noon the day following settlement.LEGALSThis advertisement is provided by Patche for informational purposes only. It is intended to promote the sale of the property described herein. Prospective buyers should conduct their own due diligence and seek independent legal and financial advice before making any decisions based on the information provided.ERRORS IN DESCRIPTIONWhilst all care has been taken in preparation of the above list of features, inclusions and exclusions, there may be some unintentional errors or misdescription by the selling agent. The details included should be confirmed by you by visual inspection of the property, or by obtaining appropriate pre-purchase inspections. Submitting an offer means that you have checked and are satisfied with the property subject to only your contractual terms.