

27 Heron Court, Camillo, WA, 6111

House For Sale

Saturday, 30 November 2024



27 Heron Court, Camillo, WA, 6111

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Type: House

Spacious Family Living in the Heart of Camillo

Do you want to make an offer? Follow the link to submit an offer -

<https://www.thebestrealty.com.au/offer-submission-form/>

Alternatively, SCAN the QR Code in one of the photos to also submit your offer!

Aman Singh & Yad Gill from The Best Realty Group presents 27 Heron ct, Camillo to the market!!

Welcome to this generously sized 5-bedroom, 2-bathroom family home in the thriving suburb of Camillo. Perfectly suited for growing families or astute investors, this property combines comfort, functionality, and potential for future growth.

- 5 Bedrooms and 2 Bathrooms

With five spacious bedrooms, this home offers plenty of room for every member of the family. The two well-appointed bathrooms ensure convenience during busy mornings, while the thoughtful layout provides privacy and ease of use.

- Master Bedroom with Ensuite

The master bedroom serves as a peaceful retreat, complete with its own ensuite bathroom. This private sanctuary is perfect for relaxing after a long day, offering both comfort and convenience.

- Freshly Painted

Step into a home that feels brand new, thanks to a fresh coat of paint throughout. The modern, neutral palette creates a bright and inviting atmosphere, ready for you to add your personal touch.

- Formal Lounge Area

The formal lounge is a sophisticated space designed for relaxation or entertaining guests. Whether hosting a cozy movie night or a lively gathering, this room adapts to your needs effortlessly.

- Formal Dining Area

Adjacent to the lounge is the formal dining area, ideal for sharing meals and making memories. Its versatile layout ensures it can accommodate intimate dinners or larger celebrations with ease.

- Activity Area

The activity area offers a dedicated space for hobbies, study, or play. This versatile room can be customized to suit your family's unique lifestyle, whether as a home office, kids' playroom, or creative studio.

- Massive Patio

The expansive patio is perfect for year-round outdoor entertaining. From summer barbecues to quiet evenings under the stars, this space is a true extension of your living area.

- Natural Grass in the Backyard

The backyard boasts lush natural grass, providing a safe and inviting space for kids and pets to play. It's also the perfect spot for gardening or simply enjoying the outdoors.

- Retain and Build a Granny Flat Potential

With ample space at the rear, this property offers the exciting potential to retain the existing home and build a granny flat (subject to council approvals). This presents an excellent opportunity for extended family living or generating rental income.

- Single Car Garage

The single-car garage ensures secure parking and additional storage space, catering to your practical needs.

Additional Features -

- Security Shutters on windows
- Split system aircon
- Reticulation on Bore Water
- Safe & Quite Street

****Rental Appraisal - \$700-\$750pw****

This property offers an incredible combination of space, style, and future potential. Located close to local amenities, schools, and parks, it's an opportunity not to be missed. Whether you're looking for your dream family home or a smart investment, this Camillo gem ticks all the boxes!

PLEASE NOTE - All offers are taken through EXPRESSION OF INTEREST (Non-binding) Offer 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.****

****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.****