

40 Dalrymple Drive, Leda, WA, 6170



House For Sale

Thursday, 28 November 2024

40 Dalrymple Drive, Leda, WA, 6170

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Michael Coulson
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Affordable Convenience with Side Access & Workshop Near Wellard Village! 🏡

Coulson&Co proudly present 40 Dalrymple Drive - Click 'Read More' for property details and price guide.

CLOSING DATE SALE : All offers presented on or before Wednesday 11th December. This property **MAY BE SOLD PRIOR** so make sure you register your interest via our Offer Portal to access property documents, fast track the offer process, and receive updates on the Sale of the property. - details at bottom of ad.

Price Guide : Comparable homes in Kwinana have sold between \$600,000 to \$668,000. Offers are expected in or above this range. All Offers will be presented for the Sellers consideration.

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

Property Details :

Status | Vacant possession at settlement.

Current Rental Appraisal | \$550-\$570 per week.

Build Year 2006

Welcome to 40 Dalrymple Drive, Leda – a charming and versatile home offering the convenience of Wellard Village amenities at a budget-friendly Leda price point. Situated less than 1km from Wellard Train Station and shops, this property combines location, practicality, and value, making it ideal for first-home buyers, downsizers, or savvy investors.

FEATURES YOU'LL LOVE:

- 🏡 Good-Size 3x1 Layout: Semi-ensuite bathroom with a separate bath and shower for family convenience.
- 🏡 Spacious Front Lounge: A large, versatile space for relaxation or entertaining.
- 🏡 Open-Plan Kitchen and Dining: Perfect for daily living and meals with family.
- 🏡 Split System Air Conditioning: Comfort year-round with units in the master bedroom and living area.
- 🏡 Solar Power: Energy-efficient living to save on electricity bills.
- 🏡 Freshly Painted: Ready to move in and enjoy!
- 🏡 Side Access to Powered Workshop: Ideal for hobbyists, storage, or projects.
- 🏡 Ample Off-Street Parking: Plenty of room for a boat, caravan, or multiple vehicles.
- 🏡 Prime Location: Enjoy the convenience of Wellard Village – train station, shops, and schools – without the higher price tag.
- 🏡 Dog Park Nearby: A bonus for pet lovers looking for a convenient outdoor space.

🏡 Convenience, value, and versatility – secure your new home today! 🏡

To avoid disappointment do not miss the home open and register your interest via our Offer Portal today!

Please note : Many of our Closing Date Sale's are Selling prior to the advertised date so do not delay in expressing your interest or making an offer .

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

What is a Closing Date Sale?

All Offers are presented to the Seller as they are received through our Offer Portal. The Seller will make a decision to sell on, or before, the Closing Date if they receive an Offer with price and terms that meet their needs. Properties are often selling before the Closing Date if the Offer Price exceeds the Price Guide.

HOW TO OFFER :

Head to my Offer portal - <https://propops.me/michaelcoulson>

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.