

**40 Markham Way, Swan View, WA, 6056**



**House For Sale**

Monday, 28 October 2024

40 Markham Way, Swan View, WA, 6056

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 10**

**Type: House**

## 📍 178sqm WORKSHOP | NEAR NEW 3X2 | AMAZING 1012sqm LOT

This stunning, near-new 3-bedroom, 2-bathroom home is the epitome of modern living and functional space, set on an expansive 1012sqm lot. Built with meticulous attention to detail, this property is immaculately maintained throughout, offering a pristine, move-in ready environment. The open and airy layout allows natural light to flow seamlessly, creating a bright and welcoming atmosphere that complements the energy-efficient design. With contemporary finishes, this home provides both style and comfort, making it an ideal choice for families or those who appreciate quality construction.

What truly sets this property apart is the massive 178sqm workshop—a dream come true for the work-from-home professional, tradesperson, or car enthusiast. Whether you are looking for a space to run a home business, restore classic cars, or pursue your creative hobbies, this workshop offers endless possibilities. In front of the workshop is a huge hardstand area, providing extensive parking space for your boat, caravan, motor home, or additional vehicles—making it perfect for those who love adventure and travel or have extra storage needs.

Beyond the impressive home and workshop, the location is second to none. Situated within close proximity to local shops, 4 great schools, parks, and the John Forrest National Park, this property provides convenience while still being surrounded by natural beauty. Enjoy family-friendly parks and outdoor activities just minutes from your doorstep or take in the serenity of nearby nature trails and wildlife.

With its combination of modern luxury, extensive workshop facilities, and prime location, this property offers a lifestyle that is both practical and inspiring. Whether you need room for your hobbies, extra parking for all your toys, or simply a spacious, energy-efficient home in a great community, this property has it all. Do not miss the chance to make this incredible home yours—schedule a viewing today and experience the best of modern living! 📍📍

### FEATURES:

- A family sized, steel framed home totaling 189sqm.
- Set on a very hard to find 1012sqm north facing block
- One owner & presenting in an exceptional condition.
- 3 bedrooms, 2 bathrooms & oversize double garage.
- 3 living spaces, 2 rustic outdoor entertaining areas
- Is fully fenced and has a gated entry with side access.
- An impressive 178sqm workshop to restore and tinker
- Unlimited space to park your truck, boat and caravan.
- Super easy care, lock and leave, energy efficiency +
- Low water use. Close to shops, 4 schools and parks 📍

### THIS PROPERTY IS PERFECT FOR

- 📍 Looking for an easy care lifestyle
- 📍 Caravan, boat and bus owners 📍
- 📍 Those with a company fleet
- 📍 Working from home
- 📍 Those 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

##### LOT

A title set can be downloaded from [patche.com.au](http://patche.com.au).

Is the property in a strata scheme: No.

Lot number: 1.

Plan Number: 402835.

Volume: 2880.

Folio: 377.

##### BLOCK

Block size: 1012sqm.

Local government authority: Shire of Mundaring.

Property zoning: R12.5.

Property has a split zoning: No.

Secondary zoning is: Not applicable.

Known development restrictions: Single residential only.

Development notes: Suggested to contact the local shire.

Subdivision potential: No.

Title Easement: Yes. Along rear boundary. Refer title documents.

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.

Aspect: Dwelling faces a Northerly direction.

Driveway cross over on lot: Center of lot.

Driveway constructed from: Concrete and gravel

Bush fire prone area: No.

Flood plain: Not flood Prone Area.

LSP 17 Aircraft noise: Yes. LPS 17 Aircraft Noise Zone.

Heritage listed: No.

Topography of lot: Retained flat.

Bin pickup day: Friday.

Fenced: Fully fenced with gate/s.

Fencing type: Colorbond.

Pet friendly yard: Perfect for pets.

Pets allowed: Yes. No Restrictions.

##### RATES

Shire rates per year approximately: \$ 2900.00.

Water rates per year approximately: \$ 1395.90.

Strata fees: Not applicable.

##### CONNECTED SERVICES - LOT

Internet connection: Fibre to the node. FTTN. 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: Yes. Auto Reticulation.  
Drinking water: Mains water supply.  
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: 3.  
Hot water system: Instant gas.  
Hot water system age: 5 - 10 years.  
Roof insulation: Batts. Buyers should confirm before making an offer.  
Wall insulation: Batts. Buyers should confirm before making an offer.  
Air conditioning: Ducted evaporative cooling.  
Heating: Wood heater. Gas bayonet for portable heater.  
Under floor heating: No.  
Aerial points: 3.  
Foxtel connection: Not applicable.  
Remote garage door: Yes.  
Dishwasher recess: Yes.  
Dishwasher Included: Yes.  
Number of ovens: 1. Built in.  
Oven energy use: Electric  
Oven 1 width: 600mm.  
Oven 2 width: 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: Not applicable.  
Security Screens: Not fitted. Type: Not Applicable.  
Security doors: Yes. On some opening doors. Type: Stainless steel mesh.

#### COMPLIANCE

At settlement, the property will comply with all regulations concerning:  
Residual current devices.  
Hard wired smoke detectors.

#### BUILDING AND PEST INSPECTION

Has 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: 12 - 24 months.  
Last timber pest barrier treatment: When built  
Barrier treatment is valid for a further: Unknown.

## SHIRE APPROVAL

The following improvements have shire approval:

Carport and patio, Dwelling 2018, Lean to and workshop 2018, Additions 2018, Workshop 2021

All other improvements will be included on an as is basis.

## TENANCY

Is the property leased? No. Owner occupied.

Lease end date (If applicable) is: Not applicable

Estimated market rent achievable: \$750.00 per week.

## RECENT EXPENDITURE

Click or tap here to enter text..

## NOTABLE ITEMS INCLUDED

All fixed floor coverings, window treatments and light fittings.

Wood park bench, dishwasher, wood heater.

## ITEMS NOT INCLUDED

All items a of a personal nature will be removed upon settlement.

Pot plants, garden ornaments and fire pit.

## DWELLING

Year built: 2018.

Energy rating: Not assessed

Lock up garage: Double.

Open carport: Double.

Open air car parking: 6+.

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: 3.

Washing machine space: Suitable for front Loader.

Wall construction: Steel framed walls.

Wall cover: Colorbond.

Roof cover: Colorbond.

Roof structure: Steel roof framing.

Under floor type: Steel Sub floor on steel stumps.

Gutter type: Colorbond gutters.

Window type: Aluminium window frames.

Double glazing: Not applicable.

Window locks fitted: Key locked.

Clothesline: Wall mounted foldable.

## DWELLING AREA (Under Main Roof)

Veranda: 6sqm.

Internal: 142sqm.

Garaging: 41sqm.

TOTAL AREA: 189sqm.

#### PATIO/s AREA

Outdoor Entertaining: 48sqm.

Construction: Metal with bush poles

#### WORKSHOP

Workshop construction: Metal.

Workshop size: 108sqm.

Floor type: Concrete.

Powered: Yes. 3 phase power connection.

#### WORKSHOP LEAN TO

Construction: Metal.

Workshop size: 24sqm.

Floor type: Paving

Powered: Lights

#### WORKSHOP CARPORT

Construction: Metal.

Workshop size: 42sqm.

Floor type: Paving

Powered: Lights

#### TOTAL WORKSHOP AREA

Total Area: 174sqm.

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 RECESS

Wide: 987mm.

Deep: 600mm.

High: 2400mm.

Fridge mains water connection: No.

Integrated installation: No.

#### NON-WORKING ITEMS

The vendor warrants that all items are in working order

#### ACCESS DEVICES AND KEY AVAILABILITY

Key availability: All locks have keys.

Garage door remote quantity: 2.

#### CODE OF CONDUCT COMPLIANCE

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? No.

Does the property have a notorious history? No. Vendor has owned since construction.

Does the property have an adverse Google search? No.

Note to purchaser: If you do not understand this section, please consult the listing agent.

#### POSSESSION AFTER SETTLEMENT

As per the 2022 Joint Form of General Conditions Booklet for the sale of property by offer and acceptance, if vendor is occupying the property on settlement date, the purchaser can take possession at 12 noon the day following settlement. If the property is vacant on the settlement date, the purchaser can take possession immediately upon settlement.

#### RECENT SICKNESS, COVID-19 and FLU INFORMATION

If attending a viewing appointment, for everyone's safety, please ensure you practice social distancing and refrain from touching surfaces, door handles, cupboards, drawers, walls, etc. Hand sanitizer will be provided for your safety as you enter and exit the property.

Please DO NOT attend a property inspection if any of the following apply:

- ☒ You have recently tested positive to Flu or Covid 19.
- ☒ In close contact with someone with Flu or Covid 19.
- ☒ You are feeling unwell with an unknown cause.

#### LEGALS

This advertisement is provided by Patche for informational purposes only. Prospective buyers should conduct their own due diligence and seek independent legal and financial advice before making any decisions based on the information provided.

While every effort has been made to ensure the accuracy of the information provided in this advertisement, Patche does not guarantee its completeness or accuracy. All dimensions, measurements, and areas are approximate only.

Prospective purchasers are advised to inspect the property to verify all information independently. Patche strongly recommends conducting a thorough inspection of the property before entering into any agreement.