

**5 Berrow Place, Leda, WA, 6170**



**House For Sale**

Wednesday, 20 November 2024

5 Berrow Place, Leda, WA, 6170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michael Coulson  
0894393832

## UNDER OFFER || Pre-Launch : Investment Opportunity

Another Coulson&Co Pre Launch property UNDER OFFER by Michael Coulson with Coulson&Co's Pre Launch campaign selling strategy.

Available to buy before it goes live on the Major Websites -

CLOSING DATE SALE : All offers presented on or before 23rd October. 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.

WATCH VIDEO WALKTHROUGH FOR DETAILS -

Click 'video' button in 'Helpful Links' section.

VIEWINGS :

Please review the video inspection available. To minimise inconvenience to the tenants, viewings will be arranged subject to an acceptable offer being made to the Seller. Offers are non binding and can be conditional on viewing.

📌 PRICE GUIDE : Comparable 4x2 sales range from \$650,000 to \$718,000 - Offers are expected in or above this range.

📌 RENTAL APPRAISAL | \$630-\$650 per week.

📌 Current Status : Sold subject to tenants staying on for 12-24 months at market value.

\*While every effort has been made to ensure information is current and correct at the time of publication, buyers must conduct their own due diligence

Tell me more about the benefits of Pre Launch campaigns for Buyers and Sellers :

Are you in the market to buy? Send an email enquiry through on this listing and you will be added to Kwinana's most extensive buyer list, gaining exclusive access to Coulson&Co's Pre Launch Properties. As the number 1 selling agency in Kwinana, we have a greater number of buying opportunities to offer you.

Looking to sell? Discover how we can sell your home in less than 30 minutes using our highly effective Pre Launch campaign.

Benefits of our Pre Launch approach include:

- 📌 Minimal property preparation
- 📌 No home opens required
- 📌 Stress-free process
- 📌 Option to rent back while you search for your new home

If your property is on a 300sqm or larger lot, does not require major renovations, and has the potential to achieve a rental yield of 5% - 6% (we will provide a precise calculation for you), we are eager to explore the opportunity of bringing you an offer within 7 days. Best of all, it will require less than 30 minutes of your time and absolutely no commitment or upfront costs.