


# Character Charm and Warmth Await You

2 1 1

END DATE SALE
297 sqm

## Comprehensive Information Pack - 142 Tyler Street, Tuart Hill

An affordable character alternative to Mt Hawthorn / Joondanna

EDISON
PROPERTY

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**www.edisonproperty.com.au**

# Welcome to 142 Tyler Street, Tuart Hill




## NEW TO MARKET!

## Character Charm and Warmth Await You

**ALSO AVAILABLE FOR INSPECTIONS BY APPOINTMENT ANYTIME TO SUIT YOU!**

**PREMIERE OPENING**

**MARKET FRESH! Step into this captivating character home, where timeless charm meets modern living! With quaint curb appeal, this 1950s gem offers a serene lifestyle in the leafy heart of Tuart Hill.**

From the moment you enter, the polished jarrah floors, high ceilings, and original fireplace will impress. The spacious rooms and flexible layout make it easy to fall in love, especially with the inviting lounge overlooking a lush, private front garden. At the heart of the home lies a light-filled, contemporary kitchen that views onto a fabulous entertaining deck, perfect for alfresco dining and relaxing in your own secluded oasis.

Both large bedrooms feature built-in robes and are serviced by a sleek, modern bathroom that adds a fresh

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touch to the home's character. The bright, airy feel continues throughout, with essential updates like split system air-conditioning and a well-appointed gas cooktop kitchen boasting ample storage, stone tops and bench space.

Situated on a generous 297 sqm block, this peaceful haven offers side access, a carport with an additional bay, and separate laundry facilities.

All of this, nestled in a peaceful yet central location that puts you within moments of Main Street's shops, cafés, parks, schools, and easy freeway access.

Whether you're a first-time buyer, savvy investor, or simply seeking a charming and move-in ready retreat, this property is the total package!

**HIGHLIGHTS**

- Original jarrah timber floors
- 2 spacious bedrooms with built-in robes
- Open-plan living with front and rear entertaining areas
- Modern bathroom with contemporary finishes
- Spacious kitchen with gas cooktop, plenty of storage, and bench space
- Split-system air-conditioning throughout
- Separate laundry
- Carport and additional parking space
- Generous 297 sqm block with no strata fees
- Side access for added convenience
- Quiet, central location near shopping, dining, parks, schools, and freeway access
- Water rates: $1094.42 pa approx.
- Shire rates: $1584.78 pa approx.

**Interest is expected to be high, so act fast to secure your chance at this enticing opportunity!**

**To arrange a private viewing or for more information, contact Claude Iaconi | Edison Property at 0412 427 877.**

## Links

CHECK IT OUT ON OUR WEBSITE
https://www.edisonproperty.com.au/property/house-wa-tuart-hill-1p4086/

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# Floor Plans

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: : GROUND FLOOR & SITE PLAN
2.9m Ceiling

TYLER STREET

142 Tyler Street
**TUART HILL**

2 Bed | 1 Bath + Powder | 1 Car + Off-Street

Internal 101m² | Verandah, Deck & Patio 24m² | Carport 16m²

**Total 141m²**

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au

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Print a Floor Plan HERE

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# Certificate of Title & Strata Plan




## Links

Certificate of Title & Strata Plan
https://view.publitas.com/teamiaconi/ct-strata-plan-142-tyler-street-tuart-hill-6060-merged/

Landgate Property Interest Report
https://view.publitas.com/teamiaconi/property-interest-report-for-1919-213-142-tyler-street-tuart-hill-6060/

Precontractural Strata Disclosure - Form 804
https://view.publitas.com/teamiaconi/pre-contractual-statement-142-tyler-st/

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# Structural and Timber Pest Reports




**PRE-PURCHASE STRUCTURAL and PEST REPORT AVAILABLE FOR VIEWING. CLICK LINKS BELOW.**

**The Property is sold in "as-is" condition.**

The Sellers have commissioned a Pre-Sale Structural Report in order to present all possible information about the property thereby assisting buyers in their decision-making process.

** Buyers are encouraged to undertake their own investigations **prior to making an offer** regarding the structure of the dwelling and operation/condition of, but not limited to all plumbing, all electrics, reticulation, cabinetry, doors and windows, locks, window treatments, dishwasher etc. **

Inspections are available anytime by appointment.

Contact agent if you have any questions about any aspects of the property or the reports.

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## Links

Structural Soundness Report by BCI WA - Sept 2024
https://view.publitas.com/teamiaconi/structural-report-43637-142-tyler-street-tuart-hill-wa-6060/

Timber Pest Inspection - Sept 2024
https://view.publitas.com/teamiaconi/tpi-report-142-tyler-street-tuart-hill-pdf/

Electrical Safety Certificate - July 2024
https://view.publitas.com/teamiaconi/esc-e1997648-tuart_hill-142-tyler_st-ec12782-esc-safety_compliance/

Western Power Recommendation letter
https://view.publitas.com/teamiaconi/western-power-recommendation-letter-merged/

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# Rental Appraisal




The vacancy rate for well presented, located and priced units is at very low levels at the moment which is great news for investors!

**It is estimated the property could rent for around $620-$660 per week unfurnished approx. in the current buoyant market.** The unique setting and spaciousness in a cosmopolitan and central position will be particularly attractive to prospective tenants.

This amazing property is a rental "no-brainer" in a highly sought after location.

**Speak directly with Claude regarding our local hi-quality property management services! He'll give you tips on how to select the right property manager for your investment property.**

## Links

Are you an investor looking for a Property Manager? Click HERE!
https://www.claudeiaconi.com.au/propertymanagement

Rental Appraisal Report - SEPT 2024

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https://view.publitas.com/teamiaconi/rental-report-142-tyler-street-tuart-hill-wa-6060-2887892f-2306-4935-a9b3-26173d0dd7e0/

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# Contract of Sale & Joint Form of General Conditions

**If you're interested to make an Offer, please email Claude at claude@edisonproperty.com.au**

**He will pre-fill the paperwork and return it to you for your perusal and signing.**

## Links

Contract of Sale - Informational Only - 142 Tyler St, Tuart Hill
https://view.publitas.com/teamiaconi/o-a-142-tyler-st-merged-template/

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# Like the Property? How do you buy it?



## Check List

Call the selling agent, Claude Iaconi to discuss price

Arrange a time with Claude to sign Offer and Acceptance paperwork

If accepted, pay deposit to selling agent within specified time frame

Provide a copy of the contract to your financial institution/broker to finalise your appication

Fulfill special condition requirements of contract

Appoint and meet with Settlement Agent (Conveyancer)

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Contract goes unconditional and we head towards settlement - SOLD sticker is placed on sign

Start packing!

Final inspection conducted (normally within 1 week of settlement)

Settlement - Collect your keys to your new home, it's MOVING DAY!

Crack open the champagne courtesy of Claude!

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# Contact Claude

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