



Wanniassa, 7A Moule Place

Affordable starter with no body corporate!

Thank you for the opportunity to appraise your beautiful property. I have inspected the property and based this report on the size of your living areas and land, recent sales, location, presentation and condition.

Based in Fadden Hills, a prestigious address and a cul-de-sac location your property offers hills views, these features are extremely desirable. Due to the premier location and views, I recommend the method of sale as Auction. Marketing without a price assists to mitigate the chance of under pricing the property. Is is easy to under estimate what these unique features are worth.

Clearance rates are currently sitting around 60% at the moment, which is a better than not opportunity to sell on your terms with an unconditional sale with a 30 day campaign.

Auction conditions can achieve surprising results with the right exposure. I understand the



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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For Sale
\$620,000+

View
ljhooker.com.au/BWRHQH

Contact
Sandra Maciunas
0405 537 562
sandra.maciunas@ljhooker.com.au
Sally McCallum
0410 835 087
sally.mccallum@ljhooker.com.au

EER ★★★★★

LJ Hooker Tuggeranong
(02) 6189 0100

cost of sale is a concern and marketing within a budget without compromising the result will be a considered when making recommendations.

Achievable price is ultimately a result of the market at the time of sale, reaching a premium price is not achieved by change there are proven methods to a successful sale.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

More About this Property

Property ID	BWRHQH
Property Type	House
House Size	114 m ²
Land Area	426 m ²
EER	1

Sandra Maciunas 0405 537 562

Sales Consultant | Business Development Manager | sandra.maciunas@ljhooker.com.au

Sally McCallum 0410 835 087

Sales Consultant | sally.mccallum@ljhooker.com.au

LJ Hooker Tuggeranong (02) 6189 0100

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street
tuggeranong@ljhooker.com.au | tuggeranong@ljhooker.com.au



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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

7A Moule Place, Wanniasa

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