

Just Listed

## 7 Christie St, Three Springs



### AUCTION AUCTION AUCTION

3 1 2 822 m2

Roll up your sleeves and bring your vision – this diamond in the rough is ready for transformation! Yes, it needs a serious clean-up and some TLC, but the bones are there, and the potential is HUGE.

- ☐☐ **Electrical safety certificate already done** – it's powered up and ready to go.
- ☐☐ **Bonus granny flat or games room** out the back with its own A/C – perfect for guests, hobbies, or extra space.
- ☐☐ **Spacious yard**, rear patio for weekend BBQs, and even a **bird aviary**!
- ☐☐ **Carport**, **garden shed**, and room to grow.

With a little imagination and elbow grease, this property could be something truly special. Whether you're a seasoned renovator or a first-time flipper, this is your chance to create something amazing.

**Bring your tools and make it yours!**

<b>Price</b>	AUCTIONS
<b>Property Type</b>	Residential
<b>Property ID</b>	1791
<b>Land Area</b>	822 m2
<b>Floor Area</b>	111 m2

#### Agent Details

Jess Corbey - 0895742917

#### Office Details

Tony Maddox Real Estate  
100 Stirling Tce Toodyay WA 6566  
Australia  
08 9574 2917



PLEASE DO NOT ENQUIRE ASKING FOR A PRICE GUIDE  
AS WE CANNOT GIVE YOU ONE.

## **AUCTION DETAILS:**

- **Date & Time:** 1:00 pm sharp on **JUNE 12 2025**
- **Location:** 7 Christie St, Three Springs
- **Doors Open:** 12pm for bidder registration and house viewing.

## **Important Information:**

- **Registration:** Please bring your driver's license to register as a bidder.
- **Deposit:** A 10% deposit is required at the time of signing the contract if you are the successful bidder.
- **Settlement:** You need to be financially prepared to settle within 4 weeks of the auction day.
- **Settlement Agent:** Know which settlement agent you'll be using.

Call Tony – 0408 926 497 or Jess 0499 558 966 For any Auction Questions.

**Please call the Shire of Three Springs for any planning, development Questions**

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.