

**1/30 Tuart Street, Rangeway, WA 6530**



**House For Sale**

Monday, 22 April 2024

**1/30 Tuart Street, Rangeway, WA 6530**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



David Potiuch  
0899204111

## OFFERS FROM \$210,000

This property offers a cozy and comfortable living space, perfect for first home buyers or investors looking for a great opportunity. The well-maintained interior features two spacious bedrooms, a modern bathroom, and a functional kitchen with plenty of storage space. Less than 10 minutes away from Geraldton's CBD, amazing coastline, shops, schools, and parks. Don't miss out on this incredible opportunity to secure this property in this thriving community. See the feature notes below then call exclusive listing agent David Potiuch on 0421314018 to arrange a viewing- or to put in an offer! Video walk through - <https://youtu.be/-MKnMp0hc8c1/30> Tuart Street featuring:

- Well established gardens.
- 2 Bedroom, 1 Bathroom
- Double brook and tiled roof construction
- Bedroom 1 & 2: Ceiling fan and built in robe
- Bathroom/Laundry: Bath, vanity, shower, laundry area and separate toilet
- Kitchen: Electric cooktop, single sink and overhead cabinetry
- Open kitchen, living and family area with ceiling fan and split system.
- Front porch area
- Security screens all way around
- Motorized security shutters on bedroom 1 and family area
- Garage with electric roller door.
- Security cameras
- Rear security door
- Built in BBQ
- Small garden shed
- Side access
- Private courtyard area

PLEASE NOTE: Strata information coming soon. Hot Water System: Electric hot water system Sewer: Connected NBN: Available Rates: \$1,800 apx. p/a Water Rates: \$1,130.36 apx. p/a Land Size: 198 sqm approx Zoning: R30 (For further info, or any questions, please send me an enquiry) Like an appraisal on your property? - Call me - David Potiuch on 0421 314 018 to arrange. Over 19 years selling experience in and around the Greater Geraldton area. "Thinking REAL-ESTATE? - Then think David Potiuch at the Geraldton Property Team" \*FOLLOW ME for new listings- (copy and paste these links into your browser) Facebook <https://www.facebook.com/geraldtonpropertyteamdavidpotiuch/> You Tube <https://www.youtube.com/channel/UCbUGqwHpWcdK4sNIREa3nZAQ> Quotes can be arranged for settlement or finance through our 'IN HOUSE' - ONE STOP SHOP offices - Mid West Settlements - 08 99180809 Southerly Finance Group - 08 99359007 Why GERALDTON you ask?? Watch this short video- <https://vimeo.com/236848758> DISCLAIMERS- \*The property outline within the provided images may not be to scale. For accurate dimensions please request to see a copy of the property title. \*\*All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age, improvements, approvals and condition) Interested parties should do their own due diligence.