

10 Waratah Court, Strathalbyn, WA 6530



House For Sale

Friday, 17 May 2024

10 Waratah Court, Strathalbyn, WA 6530

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2010 m2

Type: House



David Potiuch
0899204111

\$549,000

Are you searching for an investment property in a sought-after location? Or perhaps you're looking to upsize to a spacious home on a large block, this property is situated in a cul-de-sac and on 2,010 sqm. An immaculate family home that has everything you need in a house and more. If you're planning on moving to Geraldton or looking to invest in a coastal town, then this home should be on your list! 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 coming soon

10 Waratah Court featuring:

- Tiled roof and double brick construction
- Established gardens
- Colder sac location
- Double garage
- Front lounge room with a split system air condition, featuring bay windows
- Open kitchen and dining area
- Evaporative air conditioner or refrigerative
- Kitchen: double sink, breakfast bar, built in appliances (oven and grill)
- Front and rear security door
- Second bathroom: Bath, shower and vanity
- Separate toilet
- Built in linen cupboard
- Master room featuring bay windows with ensuite and walk in robe
- Ensuite: Shower, vanity and toilet
- Built in safe in the master bedroom robe
- Bedroom 2, 3 built in robes
- Large rear games rom
- Office
- Huge gable patio area with green house area
- Rain water tank
- Large double powered shed
- Dishwasher in laundry not part of sale

PLEASE NOTE: Tenant in place paying \$450 per week expiring on the 20/09/2024

Please note: 4 smaller garden sheds and dishwasher not part of sale.

Please note: Proposed Road at the rear, please do your own due diligence with main roads

Hot Water System: electric hot water system

Sewer: Not available, septic tanks in place

Rates: \$3,150 apx. p/a

Water Rates: \$275.72 apx. p/a

Land Size: 2,011 sqm approx

Zoning: R5 (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"

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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.