

13 Rowan Road, Woorree, WA 6530



House For Sale

Friday, 5 April 2024

13 Rowan Road, Woorree, WA 6530

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 1 m2

Type: House



David Potiuch
0899204111

OFFERS FROM \$499,000

Affordable living! This lovely 4-bedroom, 1 office property is on a well-established lot located in a quiet and peaceful neighbourhood. With features of 2 large sheds and stables set up for horses this property offers the perfect blend of country living with the convenience of being just a short 10-minute drive away from local amenities and schools. 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 - click- <https://youtu.be/9NsU6TN8YMM> 13 Rowan Road featuring:

- 2.5 Acre property (10,156 sqm)
- 4 Bedroom, 1 office, 1 Bathroom
- Weatherboard clads and tin roof construction
- 2 Sheds: 10x14m powered shed with electric door for car access. The second shed has two bays and a workshop area.
- Kitchen: Electric Oven, gas cooktop double sink, dishwasher, rainwater tap, breakfast bar and built in pantry
- Open kitchen, dining and family area
- Split system in family area
- Master bedroom: Built in robes, split system air conditioner and ceiling fan
- Bedroom 2: Ceiling fan and built in robe.
- Bedroom 3: Ceiling fan
- Bedroom 4: Ceiling Fan
- Bathroom: Spa bath, shower and vanity and separate toilet
- Office/games room off the main living area with ceiling fan
- Large gable style patio area
- Stables, set up for horses

Please note: Round yard is not apart of the sale and the evaporative ducted air conditioner is to be sold as is. Hot Water System: Electric Gas: Bottled Sewer: Septic tanks NBN: Connected Rates: \$3,300 apx. p/a Water Rates: \$275.72 apx. p/a Land Size: 2.5 acres sqm approx (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.