

1B Hardman Road, Rangeway, WA 6530



House For Sale

Thursday, 13 June 2024

1B Hardman Road, Rangeway, WA 6530

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



David Potiuch
0899204111

UNDER CONTRACT

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 three spacious bedrooms 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/lD8zNfseHTE> 1B Hardman Road featuring:

- Motorized gate at front of complex
- Double brick construction and tin roof
- 3 Bedroom, 1 bathroom
- Open plan kitchen, dining and family area with air conditioning
- Kitchen: Electric oven, electric cooktop, rangehood, built in pantry, double sink
- Bedroom 1: Built in robes and split system air conditioning
- Bedroom 2: Built in robes and split system air conditioning
- Bedroom 3: Walk in robe
- Bathroom: Bath, vanity and shower
- Linen cupboard
- Security doors on front and rear
- Rear Bali style gazebo
- Rear storeroom
- Side parking for small boat or trailer
- Small garden shed
- Pet friendly fenced yard
- Established gardens
- Single carport
- Veranda
- Security cameras part of sale
- Strata fees are \$243.13 per quarter
- Hot Water System: Electric hot water system
- Gas: No gas
- Sewer: Septic
- NBN: Connected
- Rates: \$2,250 apx. p/a
- Water Rates: \$275.72 apx. p/a
- Land Size: 391 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/UCbUGqwHpWcdK4sNlRea3nZAQ> 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.