

**250A Place Road, Wonthella, WA 6530**



**House For Sale**

Wednesday, 29 May 2024

250A Place Road, Wonthella, WA 6530

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



David Potiuch  
0899204111

**\$415,000**

This 3-bedroom, 2-bathroom property is now available for sale, presenting a fantastic opportunity for homebuyers and investors. Situated in the desirable suburb of Wonthella, this property boasts a prime location. Enjoy the convenience of being just a short distance away from Wonthella IGA, Bunnings, schools, parks, and public transport options. Whether you're commuting to work or exploring the local area, everything you need is within easy reach. 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.

250A Place Road featuring:

- Double electric roller door garage with a workshop area and door opening to rear
- Roller shutters
- Colour bond roof and double brick construction
- Security screen
- Master bedroom: Full-length built-in robes, split system air conditioner and door onto a private patio/alfresco area. Ensuite: vanity, shower and sperate toilet
- Bedroom 2: Built in robes and ceiling fan.
- Bedroom 3: Built in robes and ceiling fan.
- Bathroom 2: Bath, vanity, and shower.
- Separate second toilet
- Open plan kitchen, dining, and family area with split system air conditioner
- Planter box area in living area
- Kitchen: Double sink, built in pantry, gas cook top, rangehood, dishwasher, breakfast bar
- Laundry with bench area
- Broom/storage cupboard
- Back lawn area, perfect for smaller pets
- Automatic reticulation
- No strata fees

Hot Water System: Gas Hot Water System  
Gas: Connected  
Sewer: Connected  
NBN: Available  
Rates: \$2,500 apx. p/a  
Water Rates: \$1,559.86 apx. p/a  
Land Size: 450 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/UCbUGqwHpWcdK4sNIRea3nZA>

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.