

**3 Donald Way, Geographe, WA 6280**

**House For Sale**

Tuesday, 12 December 2023

3 Donald Way, Geographe, WA 6280

**Bedrooms: 2**

**Bathrooms: 2**

**Type: House**



Craig Davies  
0419962773

## Offers over \$629,000

Positioned within the ever-popular suburb of Geographe and located approx. 300mtrs from our sandy shores of Geographe Bay, sits this beautifully presented 2 bedroom, 1 bathroom brick & tile home that's now looking for new owners. There's really nothing that the incoming owner needs to worry about with this one as the home went through a mini makeover just two years ago. Much of the heavy lifting has been done for you, which is evident when you view the list of items below.

- Floor tiles to high traffic areas and carpets to bedrooms.
- Fresh coat of paint and window treatments throughout.
- Complete renovation to kitchen, including new appliances.
- Soft renovation to bathroom with replaced tap wear and vanity.
- New 80 Litre electric hot water system.
- Water filtration system installed via mains
- Upgraded meter box

At the rear of the property, you will find a Brick workshop which has been fitted with several additions to allow for potential multi-use. As part of the mini makeover, this area didn't miss out either. A new shower and toilet was installed, separate water system, new lighting was installed and wiring is now available for an air conditioning unit if you so choose. Lawns and gardens are watered via reticulation from the bore and currently we have a tenant in place on a periodic arrangement at \$540 per week, therefore appointments to inspect are essential. Now that you've read about all the benefits that this property has to offer, you will be pleased to know that this property sits upon a generous 726m<sup>2</sup> and is also positioned within a quiet cul-de-sac filled with house proud owners. Truly well worth your time & effort to inspect, contact me today, Craig Davies on 0419 962 773 to arrange your inspection.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.