

# 4 Colonen Street, Wandina, WA 6530



## House For Sale

Saturday, 13 April 2024

4 Colonen Street, Wandina, WA 6530

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 640 m2**

**Type: House**



Team SadowskiNevill  
0455195799

**\$535,000**

Wandina is arguably the most sought after suburb in the Mid West and if you're looking at getting onto the property ladder or need another gem for your investment portfolio, then stop the search now as this charming home with rear access and shed is ready for purchase! We are targeting investors now however once the lease expires in December, you may like to be the owner? ENTERTAINING\* Open plan kitchen and dining\* Generous floorplan\* Shed could become a games room/another living space COMFORT\* Ducted air conditioning throughout\* Low maintenance for great lock and leave lifestyle EXTRAS\* Currently leased to a reliable and great tenant for \$2513.33 until 31/12/2024\* Solar Panels\* Built in 2009\* All on 640 sqm\* Council rates \$2,600 p/a (approx.)\* Water rates \$1,526 p/a (approx.) LOCATION\* Beach 1 km\* Seacrest Shopping Centre 800 m\* Wandina Primary School\* Geraldton CBD 5 km WHAT NEXT This is an opportunity too good to miss! Be quick to make an offer with Lara, Warrick, Dave or Serena from Team Sadowski/Nevill on 0455 195 799 before you miss out!" Demonstrating the difference in real estate one property at a time" DISCLAIMER: The contained description is for advertising and marketing purposes only. Every care has been taken with the preparation of the information supplied. We can not guarantee their accuracy and accept no responsibility for the results of any actions taken, or any reliance placed upon this document. All interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained in the text are not intended to form part of any contract.