

**44 Dorothy Street, Geraldton, WA 6530**



**House For Sale**

Friday, 3 May 2024

44 Dorothy Street, Geraldton, WA 6530

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 814 m2**

**Type: House**



David Potiuch  
0899204111

## OFFERS FROM \$449,000

This expansive 4-bedroom, 2-bathroom residence is an ideal choice for either a growing family seeking their dream home or investors looking for a lucrative opportunity. Situated on a generous 814 sqm of land, this property boasts ample space and comfort tailored to meet the needs of families. Its popular location places it conveniently close to schools, shopping centers, and efficient public transport networks. Offering an array of amenities and lifestyle conveniences, this property stands as a testament to quality living. Seize this remarkable chance and ensure you don't let this exceptional opportunity slip away. 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/EELd\\_NOXU7E](https://youtu.be/EELd_NOXU7E) 44 Dorothy Street featuring:

- 4 Bedroom, 2 Bathroom
- Brick and tin Construction
- Centrally located
- Side access with double gates
- Single garage
- Concrete driveway
- Massive front patio area
- Security screens and doors
- Open family area
- Open kitchen/dining area
- Kitchen: Gas cooktop, double sink, built in pantry and breakfast bar
- Laundry located on lower-level
- New carpet and paint works completed
- Landing area at top of stairs
- Bedroom 1, 2, 3 & 4: Built in robes and security screens
- Ducted air conditioning throughout
- Linen cupboard
- Bathroom 1: Bath, vanity and shower, separate toilet
- Bathroom 2: Vanity and shower, toilet lower-level
- New colour bond fencing
- Large backyard
- Garden shed
- Solar panels
- Rainwater tank
- Hot Water System: Gas Hot Water System
- Gas: Connected
- Sewer: Connected

Rates: \$2,650 apx. p/a Water Rates: \$1,525.99 apx. p/a Land Size: 813 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/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.