

**473 Chapman Road, Bluff Point, WA 6530**



**House For Sale**

Friday, 24 May 2024

473 Chapman Road, Bluff Point, WA 6530

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1186 m2**

**Type: House**



David Potiuch  
0899204111

## OFFERS FROM \$535,000

Listed in one of Geraldtons finest suburbs, this well maintained and looked after character home is located within walking distance to amenities, parks, sporting grounds, beaches and the very popular Wintersun Hotel. With such a high demand for rental properties throughout Geraldton, this would make a suitable investment for all. Or if you're ready to step out of the nest and purchase your first home, this would be a great place to start! 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://www.youtube.com/watch?v=dUvDYn4s50> 473 Chapman Road featuring:

- Massive side access
- Brick construction and tin roofing
- High ceilings throughout
- Master Bedroom: Evaporative air conditioner and big walk in robe
- Bedroom 2: Split system air conditioning and built in robe
- Bedroom 3: Split system air conditioning
- Remodeled bathroom: Large shower area, toilet and vanity
- Open, kitchen, dining and family area
- Kitchen: Double sink, built in pantry, gas cooktop, oven and overhead cupboards
- Large cassette air conditioning and sky light in living area
- Evaporative air conditioner
- Security screens and doors all around
- Front door with sensor light
- Massive games room area
- Large broom and linen cupboard
- Separate toilet
- Laundry
- Front lawn area with established lawn and garden
- Automatic garden reticulation
- Full length front porch area
- Huge, enclosed patio area with ceiling fan
- Rear paved sitting area
- Rain water tank
- Vegetable garden
- Fruit trees: lemon and orange
- Double shed with work shop area and lean to

Hot Water System: Gas Hot Water System Gas: Connected Sewer: Connected NBN: Connected Rates: \$2,600 apx. p/a Land Size: 1, 186 sqm approx (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.