

54 Moorings Loop, Sunset Beach, WA 6530

House For Sale

Wednesday, 12 June 2024



54 Moorings Loop, Sunset Beach, WA 6530

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



David Potiuch
0899204111

UNDER CONTRACT

If you like to entertain, whether you need room for large groups or small groups this home has got it all. It is truly a family friendly home! This well-maintained 4-bedroom, 2-bathroom home only minutes away from stunning beaches and spacious parks is a great option for any investors, or a family searching for their next home. 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=juyusxm73BE&t=11s> 54 Moorings Loop featuring:

- Admiration Home built 2009, 288m² approx of living
- Double brick construction with colourbond roof
- Double entry doors with security screens capturing THE SEA BREAZE.
- Separate lounge plus large separate games room off the living area
- Bedroom 1: His and hers walk in robe, ceiling fan and ensuite: large corner bath, vanity and shower.
- Bedroom 2, 3 & 4: Ceiling fans and built in robes
- Large office/5th bedroom with a robe RECESS
- Luxurious family bathroom: double vanity with backlit mirrors and built in bluetooth speakers.
- Generous open plan living which cleverly flows out to the massive alfresco
- Gas bayonet in living area for cold winter nights
- Evaporative ducted air conditioning throughout
- Kitchen overlooking alfresco area: breakfast bar, double sink, dishwasher, walk-in pantry, 900MM gas cooktop, electric wall oven and rangehood
- Large laundry and separate toilet
- Walk in storage room off laundry.
- Double garage with electric panel lift door with access to kitchen.
- Side access to hard stand and patio area through lockable double gates.
- Large paved undercover patio
- Side shaded area
- Pet friendly yard.
- Corner block and hard stand lockable area with room for a trailer.
- Fully reticulated lawns and garden.
- Spa can be negotiated if required as part of sale Hot Water System: Gas Storage Hot Water System Gas: YES Sewer: Connected NBN: YES Rates: \$3,200 apx. p/a Water Rates: \$1,525.99 apx. p/a Land Size: 653 sqm approx Zoning: R20 (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.