

7 Wellington Road, Woorree, WA 6530



House For Sale

Saturday, 4 May 2024

7 Wellington Road, Woorree, WA 6530

Bedrooms: 4

Bathrooms: 2

Area: 6394 m2

Type: House



David Potiuch
0899204111

\$599,000 - \$625,000

Located in the peaceful suburb of Woorree and situated in a cul-de-sac you will have the privacy others don't. This large immaculate family home has everything you need in a house and more. If you're planning on moving to Geraldton or looking to invest in a coastal town, then this home should be on your list! 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=7csj95wxTmk> 7 Wellington Road featuring:

- Colour bond roofing and double brick construction
- Full length front and rear porch areas
- Established gardens
- Featuring timber windows
- Open, kitchen, dining and family area with a split system air conditioner
- Kitchen: Free standing gas cooktop, rangehood, double sink, microwave in cove, breakfast bar area and built in pantry
- Bedroom 1: Ceiling fan, walk in robe, Ensuite: toilet, vanity and shower
- Bedroom 2: Ceiling fan and built in robe
- Bedroom 3: Ceiling fan and built in robe
- Bedroom 4: Ceiling fan and built in robe, currently used as a storage room
- Bathroom 2: Bath, vanity and shower
- Separate toilet
- Large rear patio area
- Large shed
- Car port/lean to with a work bench and sink
- Rain water tank
- Set up with paddock and stable
- Mains and a bore for the reticulated paddocks
- Solar panels

Please note: Dishwasher is not part of sale. Hot Water System: Instant gas hot water system Gas: Bottled Sewer: Septic tanks in place Rates: \$3,000 apx. p/a Water Rates: \$275.72 apx. p/a Land Size: 6,395 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.