

3 Guara Drive, Sunset Beach, WA, 6530



House For Sale

Wednesday, 14 August 2024

3 Guara Drive, Sunset Beach, WA, 6530

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



David Potiuch
0899204111

Unbeatable Value!

Welcome to 3 Guara Drive in the beautiful Sunset Beach neighborhood! You try and find better value for money, this home is IMPRESSIVE! Lovely 3 bedroom, 2 bathroom home is situated on a generous 792 sqm corner lot, this property is perfect for those looking for a peaceful and private retreat. Only a short walk to the beach, close to the Sunset Beach supermarket and shopping precinct and ten minutes max drive to town

Video walk through - <https://youtu.be/jDo790RiHJ8>

3 Guara Drive Featuring -

- Tiled roof and brick veneer construction
- Corner block
- Semi enclosed garage/carport
- Security front door
- Open kitchen, dining and living area with split system air conditioner and ceiling fan
- Kitchen: fairly new electric cooktop, double sink, breakfast bar, overhead cupboards
- Linen cupboard
- Bedroom 1, 2 & 3: Ceiling fans
- Bathroom: Bath, shower and vanity
- Separate toilet
- Large laundry
- Large rear patio area
- Rain water tank
- Established grape vine
- Small garden shed
- Work to be completed
 - o Needs paint inside and out
 - o New carpets
 - o Existing wallpaper that needs to come off and walls to be repainted
 - o Ceiling needs to be painted
 - o Bathroom is tired and needs new tiles as well as a coat of paint

Hot Water System: Electric hot water system

Sewer: Connected

NBN: Available

Rates: \$2,500 apx. p/a

Water Rates: \$1,559.70 apx. p/a

Call exclusive listing agent David Potiuch on 0421314018 to arrange a viewing- or to put in an offer!

Like an appraisal on your property? -Call me- David Potiuch on 0421 314 018 to arrange. Over 20 years selling experience in and around the Greater Geraldton area.

"Thinking REAL-ESTATE? - Then think David Potiuch at the Geraldton Property Team"

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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.

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