

# 7 Alera Entrance, Wandina, WA 6530



## House For Sale

Saturday, 29 June 2024

7 Alera Entrance, Wandina, WA 6530

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 684 m2

Type: House



Chris Moore

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## UNDER CONTRACT

This very neat and presentable home is located in our Southern suburb - Wandina. It would make a perfect family home or equally ideal for the astute Investor. Built on approximately 684m<sup>2</sup> lot, giving enough room for a large family, furry friends and big boys toys. This home boasts comfort and functionality. It offers 4 bedrooms, 2 beautifully appointed bathrooms and is constructed of double brick with iron roof. Featuring open plan kitchen/dining/living area with ducted evaporative air conditioning throughout. The kitchen features a double sink, gas cooktop/electric oven, rangehood, double built in pantry and island bench. All bedrooms are of a reasonable size and the master is equipped with a split system air conditioner, a walk-in robe and built in robes are in bedrooms 2, 3 and 4 which allows ample storage space. A double garage for 2 car parking and to the rear, is a gabled and paved patio area. Rear yard gated access, wide enough for a caravan or boat and enough room for a new shed. A smaller garden shed for storage is already in place. Wandina is located only 7km South from the Geraldton Foreshore and CBD. It is a newer, fast establishing suburb featuring a Primary School, Shopping Centre, day care and parks. Last but not least - our beautiful beaches are just a short 4 minute drive away. Land Rates approx. \$2930.00 per annum Water Rates approx. \$1736.00 per annum This property will be gone in a flash!! For your exclusive viewing of this fine property, Call Chris Moore @ Geraldton Property Team today - 0439 926 306.\*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 and condition).