

7 Somerset Place, Cape Burney, WA, 6532



House For Sale

Thursday, 10 October 2024

7 Somerset Place, Cape Burney, WA, 6532

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



David Potiuch
0899204111

BLUE CHIP lifestyle awaits!

Located in a quiet neighborhood, this property is perfect for those looking for a peaceful and serene place to call home. With the outlooks of the Greenough River loads of leisure activities including fishing, crabbing, boating, swimming, boarding, 4WD and buggy tracks, walk/bike trails and loads more. Not to mention the kids play park with skateboarding ramps minutes away. Only a 10-minute drive to the city itself and even closer to the Wandina Woolworths Shopping Centre.

See the feature notes below then call exclusive listing agent David Potiuch on 0421 314 018 to arrange a viewing- or to put in an offer!

Video walk through - click- https://youtu.be/HFrSoZWp6Y8?si=RMbi8L3ACiWhn_Sr

7 Somerset Place featuring:

- Brick and weather board construction and color bond roof
- Superior river views and outlook
- 4 Bedroom 2 Bathroom home with 3 toilets. (3rd toilet in the shed)
- Large Master Bedroom: Split system air conditioning and built-in robe, ensuite with double vanity, shower and toilet
- Large Bedroom 2 has wall air con unit, built in robes and doors leading out to rear veranda
- Bedroom 3 has built in robes
- Bedroom 4/office/study area
- Kitchen featuring: Walk in pantry, breakfast bar, double sink gas cooktop, electric oven, rangehood
- Open plan kitchen dining and family with security door
- Timber staircase with walk-in storage underneath
- Upstairs living with large lounge/open plan area
- Small upstairs kitchen and bar area overlooking river and ocean sunset views
- Upstairs timber deck overlooking bush, river and ocean views.
- Evaporated ducted air conditioning upstairs
- Bathroom 2: Large bathroom with separate toilet, bath and shower
- Laundry with built in cabinetry, bench and double sink
- Double garage with electric roller door, extra storage area and powered
- Large, powered shed with built in skylights and room for caravan and or boat
- Vegetable gardens
- Low maintenance bird attracting gardens
- 12 volt system installed- with solar panel, and batteries and lights installed in upstairs area.
- 2 x rainwater tanks. 1 is plumbed to the 3rd toilet in the shed.
- Spa bath in 2nd bathroom
- Firepit area
- Upstairs and downstairs linen cupboards
- Parking hardstand for caravan and other vehicles
- PLEASE NOTE - Fixed camera system- TO BE SOLD 'AS IS'. (Currently not connected/working)
- Some fixed art pieces are not included in the sale unless negotiated in the sale price. (for example, the item near the entry door at the front)

Hot Water System: Solar Hot Water System (Electric Booster)

Gas: Bottled

Sewer: Connected

NBN: Currently connected

Rates: \$3,100 apx. p/a

Water Rates: \$1,565.13 apx. p/a

Land Size: 973 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 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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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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