

**102 Moloney St, UtaKarra, WA, 6530**



**House For Sale**

Saturday, 30 November 2024

102 Moloney St, UtaKarra, WA, 6530

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



**Brett Giles**

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## **New to Market!**

Welcome to 102 Moloney Street Utakarra, a charming house with a spacious land area of 903 sqm. This property offers a perfect blend of comfort, convenience, and affordability, making it an ideal choice for families and investors alike.

With a spacious open-plan living area, well appointed modern kitchen, this property is ideal for those who love to entertain. Built in 2015, this house is modern and well-maintained and will reward you with an outstanding location with all the necessities, currently tenanted \$440pw until December 2024

This property offers a peaceful and convenient lifestyle. Close to schools, shops, and public transport, this a great investment opportunity with term tenants in place or secure this property now to move in at a later date with the limited supply available

### Features Include:

- 2015 built, brick and colourbond home
- 4 bedrooms, 2 bathrooms
- Separate theatre room
- Air conditioning in the living room and main bedroom
- Undercover patio
- Easy care gardens with automatic reticulation
- Double garage
- Side access to a powered shed

### Location:

- Rovers Soccer Club & Alexander Park 850m
- Rangeway Shopping Precinct 3.8km
- St John's School 3.2km
- Rangeway Primary School 3.4km
- Champion Bay Senior High School 4.3km
- Geraldton CBD 6.1km

### Extras:

- 18.7m road frontage
- 903m<sup>2</sup> block, zoned R20
- Council Rates \$2,600 pa approx
- Water Rates \$1,560 pa approx
- Tenanted \$440pw until December 2024

Call Brett Giles from Ray White Geraldton to Register Your Interest Today!!