

13 Manning Place, UtaKarra, WA 6530

House For Sale

Tuesday, 7 January 2025



13 Manning Place, UtaKarra, WA 6530

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4000 m2

Type: House



Team Sadowski/Nevill
0899204111

UNDER CONTRACT

From the homes spacious floor plan to an excellent entertaining area what's not to love 1 Acre properties close to town don't come onto the market often

PROPERTY HIGHLIGHTS* Modern open plan kitchen and dining* Family kitchen perfectly positioned for entertaining inside and out* Separate lounge room/theatre room* Separate office* Spacious master bedroom with ensuite* Generous minor bedrooms* Family bathroom with bath* Split system air conditioning* Secure backyard for all to enjoy* Large patio/alfresco area* Side access* Blank canvas in yard to build your dream shed/pool* Solar Panels* Built in 2008* All on 4000 sqm* Council rates \$3,500 p/a (approx.)* Water rates \$276 p/a (approx.)

LOCATION* Beach 4 km* Mount Tarcoola Shopping Centre 4 km* Champion Bay Senior High School 3 km* Geraldton CBD 5 km

WHAT NEXT This is an opportunity too good to miss! Be quick to make an offer with Lara, Warrick, Serena or Darren from Team Sadowski/Nevill on 0455 195 799 before you miss out!

"Demonstrating the difference in real estate one property at a time"

DISCLAIMER: The contained description is for advertising and marketing purposes only. Every care has been taken with the preparation of the information supplied. We can not guarantee their accuracy and accept no responsibility for the results of any actions taken, or any reliance placed upon this document. All interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained in the text are not intended to form part of any contract.