

16 Dorset Drive, Deepdale, WA, 6532

House For Sale

Tuesday, 26 November 2024



16 Dorset Drive, Deepdale, WA, 6532

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



David Potiuch

0899204111

EXPRESS SALE Luxurious Rural Living Awaits You

Step into a world of elegance and contemporary comfort at 16 Dorset Drive. Not only are you greeted by the large double doors but experience the rural serenity of range views and the Chapman River flowing right at your doorstep. This meticulously maintained residence embodies the perfect blend of modern sophistication and timeless charm. Offering a lifestyle of unparalleled convenience and luxury. Whether you're a growing family, a first-time buyer, or an investor, this home is a rare gem that promises to captivate your heart.

See the feature notes below then call exclusive listing agent David Potiuch on 0421314018 to arrange a viewing- or to put in an offer!

Video walk through - <https://www.youtube.com/watch?v=U8v3nhAuJQw>

16 Dorset Drive featuring:

- Double brick and Colour bond Roof construction
- 4 Bedroom, 2 Bathroom
- Master: Ceiling fan, walk in robe and ensuite: Double vanity, bath, shower and toilet with separate vanity
- Bedroom 2 & 3: Built in robes
- Bedroom 4: Ceiling fan and walk in robe
- Bathroom 2: Shower and vanity and separate toilet
- Open kitchen, dining and family area with ceiling fan and built in cabinetry
- Kitchen: pendant lighting, stone waterfall benchtop, plumbing to fridge/freezer, walk in pantry, gas cooktop, rangehood and 900ml appliances, dishwasher, double sink and breakfast bar
- High ceilings in living areas
- Feature wallpaper throughout
- Daikin ducted air condition throughout (8 Zones operated with 'My Place Control System')
- Double door entrance
- Drawing room with high ceilings (Front Lounge area)
- Theatre Room with ceiling fan and built in cabinetry
- Laundry with cabinetry
- Office with access to patio
- Walk in storage (linen cupboard and broom cupboard)
- Rear patio area
- Established gardens
- Double garage with electric roller doors
- Rear fenced off paddock area
- Reticulation
- Full length front veranda
- Hard Stand Parking at front
- Security Cameras
- Solar Panel

Hot Water System: Solar Hot Water System with an Electric Booster

Gas: Bottled

Sewer: Septic Tanks in Place

Rates: \$3,735 apx. p/a

Water Rates: \$282.60 apx. p/a

Land Size: 4,156 sqm approx

Zoning: R2.5

Express sale date closes on: 20/12/24. All offers in writing will be presented to the seller immediately. The seller reserves the right to wait until the express sale closing date of: 20/12/24 to review all offers submitted. Should an acceptable offer be negotiated on or before the express sale closing date the seller can accept the offer therefore bringing an end to the express sale campaign. The sellers are not obligated to sell should any offers received not be to their satisfaction

Home Open Times -

- Saturday 30th of November 2024 - 11:30AM
- Thursday 5th of December 2024 - 12:30PM
- Wednesday 11th of December 2024 - 5:00PM
- Tuesday 17th of December 2024 - 1:30PM

(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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YouTube <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.

**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, improvements, approvals and condition) Interested parties should do their own due diligence.