

17B Gardner St, Spalding, WA, 6530

House For Sale

Thursday, 28 November 2024



17B Gardner St, Spalding, WA, 6530

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



David Potiuch
0899204111

First Home or Great Investment

With rental prices continuing to rise and family homes becoming more sought after, here is your chance to add to your investment portfolio. Or if you're searching for your first home this home provides a great opportunity. The low-maintenance yard allows for easy upkeep, giving you more time to enjoy the beautiful surroundings. Conveniently situated close to schools, parks, and shopping centers, ensuring all your daily needs are within easy reach.

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://youtu.be/jxTJC29DzCk>

17B Gardener Street featuring:

- Cul de sac location
- Master Bedroom: Split system air conditioner, walk in robe and ensuite with shower, vanity and toilet
- Bedroom 2: Built in robe and split system air conditioning
- Bedroom 3: Built in robe
- Bathroom 2: Bath, vanity and shower
- Open kitchen, dining area and family area with split system air conditioning
- Kitchen: Gas cooktop, double sink, breakfast bar and built in pantry
- Separate Lounge area
- Laundry with built in linen and separate toilet
- Fenced secure yard
- Rear patio area
- Rear storage area
- Security screens and doors
- Strata Title
- Reticulation
- Double carport

Hot Water System: Instant Gas Hot Water System

Sewer: Connected

NBN: Connected

Rates: \$2,500 apx. p/a

Water Rates: \$1,559.70 apx. p/a

Land Size: 590 sqm approx

Zoning: R30

(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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Facebook <https://www.facebook.com/geraldtonpropertyteamdavidpotiuch/>

You Tube <https://www.youtube.com/channel/UCbUGqwHpWcdK4sNlRea3nZA>

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.