

22 Clematis Crescent, Utakarra, WA, 6530

House For Sale

Monday, 18 November 2024



22 Clematis Crescent, Utakarra, WA, 6530

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



David Potiuch
0899204111

First Home or Great Investment

Are you a first-time home buyer looking for a home? Perhaps you're looking to capitalize in this high demanding rental market and add to, or begin your investment portfolio? If so, you better act fast with this one! A 2 bedroom, 1 bathroom house nestled in the heart of Utaarra. Set on a generous 800 sqm block, this property offers a perfect blend of comfort, space. This property is a fantastic opportunity to secure a home in a sought-after area. Whether you're looking to move in or invest, 22 Clematis Crescent is a must-see!

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=a-uAqbITrQg>

22 Clematis Crescent featuring:

- Double brick and tile construction
- 2 Bedroom, 1 Bathroom
- Bedroom 1 has built in robes
- Bathroom: Shower and vanity
- Open kitchen, dining area with air conditioning
- Kitchen: double sink, range hood, electric cooktop, pantry
- Loungeroom with air conditioning
- Separate toilets
- Front courtyard area
- Solar panels
- Security screens and front security door
- Laundry with linen cupboards and overhead cupboards
- Full length rear patio
- Single garage
- 2 small garden sheds
- Rear lawn
- Current tenant in place paying \$360 per week until the 19th of May 2025
- NOTE: Old advertisement photos have been used on this property.

Hot Water System: Electric Hot Water System

Gas: Sewer: Connected

NBN: Available

Rates: \$2,150 apx. p/a

Water Rates: \$1,363.21 apx. p/a

Land Size: 800 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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You Tube <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.

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