

**22 Half Moon Drive, Waggrakine, WA, 6530**

**House For Sale**

Tuesday, 19 November 2024



22 Half Moon Drive, Waggrakine, WA, 6530

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



David Potiuch  
0899204111

## First Home or Great Investment

Are you looking for your next family home or looking to upgrade, then look no further. This neat, tidy and practical home in Waggrakine has everything you could want and more. Located on 865 square meters this property offers plenty of space for outdoor activities and potential future additions. Featuring ample cooling throughout, a shed to store the toys, and being conveniently located a short drive away from the Glenfield shopping centre and Sunset Beach.

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/KpV-liXzSmk>

22 Half Moon Drive featuring:

- Double Brick and Tiled Roof construction
- 4 Bedroom, 2 Bathroom
- Master Bedroom, parents retreat area, en-suite: Toilet, vanity and shower, Walk in robe
- Bedroom 2, 3 & 4: Ceiling Fan and built in robes
- Bathroom 2: Bath, shower and vanity
- Double linen cupboard in bedroom hallway
- Powder room and separate toilet
- Open kitchen, dining, family area with gas point and ceiling fan
- Kitchen: Built in pantry, electric cooktop, dishwasher, second tap with filtered water, double sink and wall aircon unit
- Lounge area with ceiling fan
- Double garage converted into entertainment area
- Double Carport
- Side access
- Security screens and doors throughout
- Air conditioning throughout
- Sunroom
- Large rear patio area
- Some manual reticulation systems
- 4 Sheds
- 3 Garden Sheds and 1 Large Powered Shed
- Small Rainwater tank

Hot Water System: Instant Gas Hot Water System

Gas: Connected

Sewer: Connected

NBN: Available

Rates: \$2,850 apx. p/a

Water Rates: \$1,564.13 apx. p/a

Land Size: 865 sqm approx

Zoning: R20

(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"

\*FOLLOW ME for new listings- (copy and paste these links into your browser)

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.