

3 Shamrock Street, Wandina, WA, 6530

House For Sale

Friday, 15 November 2024



3 Shamrock Street, Wandina, WA, 6530

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



David Potiuch
0899204111

Family Living Awaits You

Step into this beautifully presented 4-bedroom, 3 toilet, 2 bathroom house. Greeted by the large timber doors, this residence embodies the perfect blend of modern sophistication and timeless charm. The perfect family retreat, offering space, comfort, and modern living in one of the most sought-after areas. Set on a generous 721 sqm block, this property provides ample room for outdoor activities, gardening, and entertainment.

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/lbrDIWcMXzl>

3 Shamrock Street featuring:

- 4 Bedroom, 2 Bathroom colourbond and brick veneer construction
- Master Bedroom: Ceiling fan, his and hers robe, split system air conditioning, TV brackets and ensuite with shower, vanity and separate toilet
- Bedroom 2, 3: Ceiling fans and walk in robes
- Bedroom 4: Ceiling fan and built in robe
- Powder Room/ Bathroom 2: Bath, shower and vanity and separate toilet
- Extra height open plan kitchen, dining and family area with ceiling fan and air conditioner
- Kitchen: Stone benchtop, double sink, dishwasher, 900ml gas cooktop, electric oven built in pantry.
- Theatre room with data point, surround sound wiring, ceiling fan and air conditioning
- Activity room with split system and ceiling fan
- Laundry: Large bench space with 4 roller door storage linen cupboards and 3rd toilet
- Front office with ceiling fan
- 8.2 x 7.99 Double garage and store/ workshop area that is 3 courses high with Drive through garage rear access
- Solar panels
- Freshly landscaped front area with artificial lawn and portico area
- Large rear patio area with security screen and doors to house, built in bar area
- Side access through garage roller door
- Fire pit area
- Rear patio area with decking and lights
- Lean to at rear for trailer/small boat storage
- Small garden shed
- Rainwater tank plumbed to additional laundry tap
- Vege patch area
- Automatic reticulation
- Note: Purposed pool area excavated before build, which has been filled in with sand

Hot Water System: Instantaneous gas with infinite temperature control (40° - 55°) set and maintain temp

Gas: Natural Gas

Sewer: Connected

NBN: Available

Rates: \$3,400 apx. p/a

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

Land Size: 721 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.

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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>

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