

**43 Brockagh Drive, UtaKarra, WA, 6530**

**House For Sale**

Wednesday, 20 November 2024



43 Brockagh Drive, UtaKarra, WA, 6530

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



David Potiuch  
0899204111

## Family Home in Utakarra

If you're looking for a home that offers space, comfort, and untapped potential, look no further than 43 Brockagh Drive. Nestled in the suburb of Utakarra, this solid 3-bedroom, 1-bathroom home provides an incredible opportunity for first-time buyers, savvy investors, or growing families.

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/GFeHZsp0cto>

43 Brockagh Drive featuring:

- Double brick and tile construction
- 3 Bedroom, 2 Bathroom
- Master bedroom: split system, walk in robe and ensuite with shower vanity and toilet
- Bedrooms 2 & 3 have ceiling fans and built in robes
- Bathroom 2: shower vanity and bath
- Separate toilet
- Open living, dining and kitchen area with split system air conditioning
- Kitchen: gas cooktop, oven, range hood, double sink and pantry
- Laundry with linen cupboard and trough
- Alarm system
- Manual reticulation
- Security doors throughout
- Large patio area
- Rainwater tank
- Security doors throughout
- Large rear yard
- Garden shed
- Automatic double garage
- Side access

Hot Water System: Gas Hot Water System

Gas: Natural Gas

Sewer: Connected

NBN: Connected

Rates: \$2,455 apx. p/a

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

Land Size: 801sqm 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"

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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>

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\*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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