

# 10 Balka Court, Wellard, WA 6170



## Acreage For Sale

Thursday, 22 February 2024

10 Balka Court, Wellard, WA 6170

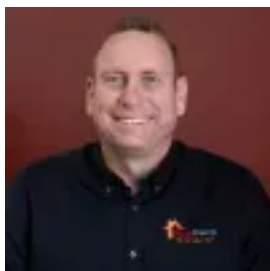
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 2 m2**

**Type: Acreage**



Brendon August

0894394405

## Offers From \$1,450,000

Encore Property is excited to present this magnificent 262sqm house with 4 bedrooms, 2 bathrooms that is sitting on just over 2.12 hectares of property which is just a stone's throw away from all the suburban amenities of Wellard. From the moment you enter and drive down the bitumen driveway that circles the front of the home, you know you have arrived somewhere special. Surrounded by natural bushland the manicured lawns and carefully landscaped gardens add to the sense of awe of this stunning acreage property. The custom designed home has multiple living areas, an outlook that takes in the alfresco zone and a sparkling below ground pool with extensive eco decking. The property has both a split system and a ducted reverse cycle split system that will keep you comfortable whatever the weather. A deep verandah wraps around the front of the property providing additional shelter from the elements. The large, functional kitchen boasts a breakfast bar, an island bench and a walk-in pantry. The 900mm oven and 5 burner cooktop. Entertaining will be a breeze with the cook always being a part of the action. The master suite features his and hers private WIRs along with a powder room and a large ensuite with a huge bath & separate shower & toilet. The minor 2 & 3 bedrooms are located on the opposite side of the main living space with each one boasting double door built-in robes. The guest/4th bed has its own walk-in robe and semi-ensuite into the main bathroom with a large vanity, walk-in shower and a bath. A linen cupboard is next to the laundry also with a second walk-in linen store near the garage shoppers entry. Heading outside, there is a 3 bay, barn-style, powered workshop which is easily accessed off the circular driveway. This is a must-see, with 3 roller doors for easy access allowing drive-through access. In total, there is over 162sqm of workshop space. The stylish pool zone is located at the back of the home and features pool fencing and decking for some sunbaking. The large gabled alfresco area is the perfect spot for entertaining whilst still keeping a watchful eye on the pool area. The main water tank is approximately 95,000L and is perfect for providing the house water and reticulation of the lush lawns and gardens, there also is a spare 10,000L water tank for overflow. Don't miss out on making this stunning property your new home. Contact the Encore sales team today at 0427 950 245 for further information, or if you wish to have a private viewing.

**PROPERTY FEATURES:**

- Built 2008
- 262 sqm of living
- Land size: 2.12 ha (5 acres)
- 4 x Bed
- 2 x Bath
- Water tank approx 95,000 litres
- Large home theatre with reverse cycle A/C wall split system
- Open plan kitchen living & dining
- Ducted reverse cycle zoned A/C system
- 18m x 9 m - American 3 door barn style powered workshop
- Extra parking for boats, caravans, trailers, trucks, cars etc
- 3m x 3m storage shed
- 5kw Solar panel system
- Large outdoor patio & alfresco
- Below-ground pool with extensive eco decking
- Bore
- Reticulation

If it's a rural lifestyle close to the city and all major amenities that you are seeking then this stand-out property is not to be missed. Close to the train station, freeway access for a 20-30 min drive to the Perth CBD, 15 minute drive to stunning coastal beaches, and the City of Rockingham.