

# 10 Coachman Court, Wellard, WA 6170



## House For Sale

Saturday, 13 April 2024

10 Coachman Court, Wellard, WA 6170

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2031 m2

Type: House



Jade Shani

0401522584

**From \$899,000**

Please note the first inspection for this property will be at 11am Sunday the 21st, viewings prior to this will not be possible. We will aim to have photos before this date. Nestled in the highly sought-after Homestead Ridge, this remarkable 1995 built property offers not just a home, but a lifestyle of unparalleled convenience and the luxury of space which is missing from suburban lifestyle these days. Let your kids run free on this 2031m<sup>2</sup> allotment full of nature. Step into a world of towering high ceilings and exposed brick as you explore this exceptional double brick abode, boasting an approximate 200m<sup>2</sup> of living space. This isn't your standard four-bedroom house, its one to be treasured and loved for the years to come. Feel the pride of owning one of this areas exceptional homes but hurry – in today's red-hot market, opportunities like this are fleeting. Don't miss your chance to secure your slice of paradise and elevate your quality of life to new heights.

**Features & Benefits:** Sprawling open living with exposed beam ceilings  
Elegant grand entryway showing great curb appeal with aggregate drive way  
Central fireplace to keep you cozy this winter  
Charming country-style kitchen with solid wood finishes  
Double oven facilities for all your culinary delights  
Bedrooms with ample space  
Undercover patio area overlooking the in-ground pool  
Fully powered shed for your creative endeavours  
Wood look double garage  
Master Bedroom with walk-in robe, all minor bedrooms with built ins. Roller Shutters  
This property is on Mains Gas and Mains Water supply  
**Prime Location:** Just 2km from Wellard Train Station and Shopping Precinct, 7 minutes to Rockingham Beach, and a quick 35-minute commute to Perth CBD  
Nearby amenities include taverns, cafes, medical facilities, schools, and shops – everything you need right at your doorstep!

**About the Location:** Homestead Ridge offers the perfect blend of modern family living and serene natural surroundings, providing the ultimate retreat from the hustle and bustle of city life. Conveniently situated near Rockingham Foreshore, Baldivis Stocklands, and Cockburn Gateway, you'll enjoy easy access to an array of lifestyle amenities and direct transport links to the CBD.

**Financials:** Council Rates \$2439.08 p/a  
Water Rates: \$275.72 p/a  
Rental Expectations: \$750-\$800 per week  
Don't let this opportunity slip through your fingers. Enquire now to experience the lifestyle you've always dreamed of! For more information or to arrange a viewing, contact Jade Shani today! Don't delay – the dream awaits!

This advertisement has been written to the best of our ability based upon the Sellers information provided to us. Whilst we use our best endeavours to ensure all information is correct, Buyers should make their own enquiries and investigations to conduct personal due diligence of the property.