

**10 Hurley Way, Wellard, WA 6170**



**House For Sale**

Monday, 20 May 2024

10 Hurley Way, Wellard, WA 6170

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 233 m2**

**Type: House**



Simon Oeij

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## Mid \$400k's

\*\*\*\* PLEASE NOTE: SELLER REQUIRES A CONDITION TO BE ABLE TO RENT BACK THE PROPERTY UPON SETTLEMENT \*\*\*\*  
Rare opportunity to live in an easy care home that backs onto a tranquil peaceful park with nature on your literal door step. Relax within the rear courtyard and listen to the birds chirp the trees rustle and the steady creek bed flow. One of Perth's most walkable suburb the Village at Wellard is so convenient you may never need to drive again. Walking distance to Wellard Train Station and the Wellard Square that includes a Woolworths, Café, various restaurants, medical and allied health and everything else you need in a close knit community. DINING AND LIVING Open plan living allows time for the family to bond with all your kitchen needs including a gas cook top, electric oven, dishwasher and generous sized pantry. Tiled through the living spaces the dining space blends into the living room that looks out towards the park and natural greenery. With ducted evaporative cooling throughout, stay cool and comfortable through the summer months at a minimum cost. BEDROOMS AND BATHROOMS Lush carpeted bedrooms feature the master suite with a built in robe sliding door and semi-ensuite that boasts frames glass shower screen and heated ceiling lights with endless vanity benchtop space. The second bedroom is equally generous in size and can serve as a secondary living space, study, studio or spacious bedroom. With natural light shining through the rooms, a light and bright cheerful atmosphere greets you each day. LOCATION Be spoilt and leave the car at home with almost all your daily needs within a short walk down the road. Never has such a suburb been well planned out that the Wellard community can walk to the train, walk to the supermarket, walk to the café and walk to a medical appointment. An utmost rare opportunity to live backing onto a natural park you will feel an escape from the hustle on bustle of life each day you arrive home. A quick search on google will illustrate how spoilt for choice this home is in a private yet highly convenient area. - 233sqm- Ducted Evaporative Air-Conditioning- Stainless Steel Kitchen Appliances- Gas Cooking- Dishwasher- Built in Robes- Large Bathroom with Heated Lamps- Tiled Living Areas- Easy Care Reticulated Gardens- Rear Courtyard Faces Abingdon Park - Walk to Wellard Train Station (850m)- Wellard Square (600m)- Peter Carnley Anglican Community School (500m)\*\*\*\* PLEASE NOTE: SELLER REQUIRES A CONDITION TO BE ABLE TO RENT BACK THE PROPERTY UPON SETTLEMENT \*\*\*\*  
Please contact Simon Oeij on 0402901367 for more information, a viewing or to make an offer.