

103 Wake Way, Wellard, WA 6170

House For Sale

Wednesday, 13 December 2023

Harcourts

103 Wake Way, Wellard, WA 6170

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 357 m2

Type: House



Peter Padovan

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From \$499,000

103 Wake Way is nestled in the lovely and very leafy green 'Sunrise At Wellard Estate'. The wide and winding avenue of large trees and native plants forms a spectacular entrance to the Estate. The beautifully presented and perfectly maintained home is surprisingly spacious. With 3 bedrooms, 2 bathrooms, the home also offers an expansive living and meals area and a NEW and fully renovated kitchen complete with NEW quality appliances and ample storage options. The many large windows throughout the home allows natural light to stream throughout the home enhancing the contemporary décor. There is also a double garage, an alfresco, and adjoining open paved sunning area and a sizable back yard with established, but not yet mature small shade trees and shrubs around the fence line. 103 Wake Way make a perfect and affordable entry level property for the 'First Home Buyer', and easy 'Lock + Leave' for 'Fifo Workers or 'Empty Nesters' who like to travel from time to time. Alternatively, 103 Wake Way would represent a prudent and profitable addition to any investment portfolio. The sellers have indicated that they may be interested in a 'Rent Back' arrangement for a period of time. A current rental appraisal is available on request. Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address."

Bonus Features:

- 25 Solar Panels
- Samsung Reverse Cycle Zoned And Ducted Air Conditioning To All Living Areas + Bedrooms
- Stunning NEW Kitchen Including Appliances
- Freshly Painted Interior + Front Façade
- NEW Floor Coverings – Durable Vinyl Planks To All Living Areas And Hall – Carpets To The Bedrooms
- NEW Shower To Family Bathroom With Adjustable Height Rose
- NEW Led Downlights To The Living Area
- Instant Gas Hot Water
- Connectivity – at this address is amazing - the property is connected to NBN Fibre to the Premises which can support download speeds up to 1000Mbps and 400Mbps upload with a corresponding internet plan.
- It also has 5G coverage from some or all mobile providers. Under normal conditions users average around 250Mbps connection speeds.

Features of the Home:

- Enter from the front portico to the hallway
- Office/ Gaming Nook - overlooks the front garden and large trees beyond.
- Living/Dinning - is open plan to the kitchen and featuring a large TV recess
- Kitchen - has been beautifully updated and overlooks and opens to the alfresco and rear yard. With all NEW appliances including a 900 under bench fan forced electric gas oven, 900 induction hob, 900 rangehood, stainless Bellini built in microwave, pantry, fridge recess, breakfast bar, multiple overhead soft opening cupboards, plenty of bench space and under bench soft closing cabinetry
- Master Bedroom - is positioned at the rear of the home. It is king sized with a generous walk in robe
- Ensuite - features a shower with NEW rose, vanity with maximum storage and WC
- Bedroom 2 + 3 - are positioned opposite one another and include robe recesses
- Bathroom - features a NEW shower with adjustable height rose, vanity with storage and bath
- Laundry - linen cupboard in the hallway.

Outdoor Features:

- Double garage to the front features a shopper's entrance to the front hallway
- Parking - there is driveway parking for 2 vehicles
- Front Garden - includes a small lawn, bluestone feature garden beds
- Reticulation - to front and back gardens
- Alfresco - is paved and includes an outdoor kitchen with 4 burner gas hob (gas not yet connected). The paving extends to the rear of the home creating an open sunning area
- Rear Garden - border garden with young but well established small shrubs and shade trees. The lawned area is defined and reticulated – just awaiting lawn or Astroturf
- Access - both sides of the home are finished with bluestone and personal access to the front is available from one side.

Locations: 103 Wake Way is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions:

- Jellybeans Child Care Wellard. - 5 minute drive
- Kinder Park Early Learning - 4 minute drive
- Goodstart Early Learning Bertram - 5 minute drive
- Pammy Family Day Care - 5 minute drive
- Wellard Primary School K-6 - 5 minute drive
- Bertram Primary School K-6 - 5 minute drive
- St Vincent Primary School PP-6 - 7 minute drive
- Peter Carnley Anglican Community School PP-12 - 7 minute drive
- The Kings College PP-12 - 3 minute drive
- Bertram Central Shopping Centre + IGA - 6 minute drive
- Kwinana Shopping Centre - 8 minute drive
- Costco Wholesale Casuarina - 7 minute drive
- Rock Park + Playground - 4 minute drive
- Sunrise Blvd Parklands + Play Grounds - 1 minute drive (4 minute WALK)
- Freeway Ramp - 2 minute drive

The showroom presentation of 103 Wake Way and the very impressive list of 'Bonus Extras', will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 103 Wake Way at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own'. You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property.