

# 117 Beauchamp Loop, Wellard, WA 6170



## Sold House

Wednesday, 23 August 2023

117 Beauchamp Loop, Wellard, WA 6170

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1643 m2

Type: House

**\$920,000**

A BRIGHT FUTURE ON A 1643M2 LOT! Elevated and glorious, this fabulous entertainer makes the most amazing family home. It has earned its pride of place amidst the Beauchamp Loop row of luxury homes for those looking for something a bit more special than the rest. It's not just a bit more special though, it's absolutely sensational! Constructed in 2017 on a 1643m2 lifestyle lot by Ross North Homes, the property has been established with love and is flourishing with beautiful fruit trees and native planting. The elevation provides an epic view over Wellard Village valley and allows natural ventilation and light to flow. If you are looking for a unique, designer home with the works, stop right here! It's calling your name. Really, you'll be at ease with everything in this home as it has been upgraded and maintained to suit the avid property enthusiast who wants everything that they've worked so hard for. To book your inspection or for further information, please contact Sally Lovett on 0405069983. Features and Benefits to love include; \*Over 321m2 under roof with elevated feature ceilings. \*232m2 living area. \*Four beautiful size bedrooms with the master at the rear with it's own entrance onto the alfresco. \*Enclosed Study. \*Large Theatre overlooking the front yard. \*Superior kitchen with stone benchtops, two ovens and integrated fridge. \*Elevated ceilings with access from the open plan and Master bedrooms onto the sunny alfresco. \*Walk in pantry, drop zone and adjacent scullery with additional double fridge space. \*Plantation shutters and upgraded window treatments throughout. \*Separate Laundry with Walk in Linen. \*Two bathrooms and a Powder room. \*Reverse Cycle Airconditioning. \*24 Solar Panels. \*Bore and reticulation. \*Luscious Fruit trees and established planting. \*Elevated 3 Car Garage with drive through access. \*Room to store a Caravan, Boat or Trailer. \*Rear Garden Shed. \*Approximately 800m to the train and less than 1Km to Wellard Village Amenities. \*Located in the Wellard Village Primary School Catchment and Peter Carnley Anglican Community School. \*Walking trails, playgrounds and amenities galore. \*Highly desirable location for luxury family living. 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.