

# 117 Sapphire Chase, Wellard, WA 6170

## House For Sale

Thursday, 4 April 2024

117 Sapphire Chase, Wellard, WA 6170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 398 m2**

**Type: House**



Sid Sinha, PROPERTY MANAGERS WA

## Offers abover \$575K

Expression of interest invited. Be the first to view this spacious 3 bedroom x 2 bathroom house located on a quiet cul-de-sac with easy access to amenities. The spacious layout has been carefully thought out with a lovely open plan design and designated spaces that fit together effortlessly. The galley style kitchen overlooks the open living areas, offering easy meal service and an ideal gathering point while entertaining. Featuring quality finishes and fixtures, it offers a fully functional gourmet space complete with banks of draws, ample work space, large pantry, stainless steel appliances. Glass sliding doors extend the living area out to the alfresco complete with quality paving. With so much flexibility this is a wonderful blank canvas ready for you to stamp your personality on this spacious backyard, and create a family haven for the kids to run and play safely. Features to Love Include: \*3 x 2 x 2 on 398m<sup>2</sup>. \*Built in 2015. \*Ducted Reverse Cycle A/C. \*Separate Study. \*Stone benchtops and corner pantry. \*Stainless Steel appliances plus two ovens! \*Bedrooms with robes. \*Large backyard which is perfect for pets and kids. \*Fully fenced. \*NBN. \*Secure double garage. \*Instantaneous hot water. \*Security Screen now installed. If position is paramount then this property constitutes essential viewing, positioned with easy access to the Kwinana Freeway, COSTCO, Kwinana train station and a 10-minute drive to the lovely Kwinana Beach and walking distance to parks, medical amenities and the primary school and day-care. The lease for this property ends in November 2024 - Currently tenant is paying \$550 per week. Rates: Kwinana Rates: Approximately \$2300 per year Water Rates: Approximately \$250 per quarter Contact Sid Sinha 0402261106 or Chintan Parikh on 0425804647 for more information. E-mail: Sid.s@propertymanagerswa.com.au. \*Important\* Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Property Managers WA will not be held liable for any errors in typing or information. All information is considered correct at the time of advertising. Pictures are for illustration only.