

# 139 Bellingham Parade, Wellard, WA 6170



## Sold House

Tuesday, 15 August 2023

139 Bellingham Parade, Wellard, WA 6170

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 569 m2**

**Type: House**



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**\$753,000**

Coulson&Co proudly present 139 Bellingham Parade - Make a list of all the features you want in your dream home - Watch the video, read the blurb, check the photos. Here it is. UNDER OFFER BEFORE CLOSING DATE : 10 Offers Presented - We have 9 Buyers still looking with budgets up to \$770,000 CLOSING DATE SALE : All offers presented on or before Wednesday 30th August. This property MAY BE SOLD PRIOR so do not miss the home open! VIEWINGS : Please note next available viewing is at the advertised home open. Build year 2016 Block size 569sqm PRICE GUIDE : Comparable sales WELLARD 48 Sapphire Chase 4x2x2 561sqm \$650,000 36 Fairhaven Boulevard 4x2x2 544sqm \$660,000 3 Revere Rise 4x2x2 510sqm \$702,000 BALDIVIS 18 Platypus Green 4x2x2 560sqm \$740,000 15 Baystone Road 4x2x2 577sqm \$750,000 15 Miramar Loop 5x2x3 568sqm \$740,000 Offers are expected in or above this range, ALL offers will be presented to the sellers for consideration. As we are experiencing an ultra competitive market we recommend submitting your best and highest offer for the Sellers consideration. RENTAL APPRAISAL - \$670-\$700 per week Welcome to The Ultimate Family Residence. Bespoke kitchen. Triple Garage. Below ground pool. Walk to parks, playground, primary schools and more - Wellard Village shops, train station and tavern nearby. Conveniently close to everything by foot or by train. Too many features to list so watch the video, enjoy the tour and do not miss the home open, as this home will not last long. REASONS YOU WILL FALL IN LOVE: Bespoke kitchen. Forget the butlers pantry, Meet the bakers pantry - Stone bench tops throughout. Space to cook, bake and entertain. Waterfall bench top to breakfast bar, 2 sinks, 2 ovens. So much storage space you'll need a second loan for more appliances. Window splashbacks that let in an abundance of natural light, and a flush fit fridge recess, feel free to ask me about this last bit - enough about the kitchen. Keep everyone in the same space for family time with central sunken theatre room, dining and living. When you've had enough of the kids - send them off to the kid zone activity space off the 3 secondary bedrooms. Enjoy the peace and quiet of your rear loaded master suite featuring powder room, ensuite and walk in robe. The 5th bedroom, just off the master would also make the perfect nursery or study giving the parents their own wing of the house. It's located in the North West of the house. The North West Wing. While we're on compass directions - the Kitchen and main living areas are all North facing - this is good. 3 generous secondary bedrooms with built in robes and kid zone. Ducted reverse cycle air conditioning. Raised ceilings. Plantation shutters To wrap up lets head outside. Triple garage with rear access. Solar power. Below ground pool with glass pool fencing. Poured limestone to pool and al fresco area. Fully landscaped with rendered brick gardens beds. This home is a box ticker, see above, all boxes ticked - the biggest disappointment will be missing out as you've found yourself a unicorn - to find this many features in one home... rare as hens teeth! To avoid disappointment do not miss the home open! WHAT IS A CLOSING DATE SALE? : All Offers are presented to the Seller. A decision is made on or before the Closing Date. The property may sell at any time if the Seller is happy with the terms and conditions of an offer. So do not delay in submitting your best offer to avoid disappointment. Register your interest in this home via the Coulson&Co website [www.coulsonandco.com.au](http://www.coulsonandco.com.au) - Find the home in our 'BUY' section and click the 'Make an Offer' button under helpful links. From here you can register your interest in the property and receive updates on the sale. You can also make a non-binding offer / expression of interest and view any available property documents. By submitting an EOI we are able to instantly inform the Seller where you see value - Which will fast track you to buying the home! \* While all details listed are presumed to be correct at time of publishing buyers must perform their own due diligence.