

**18 Porrum Street, Wellard, WA 6170**



**Sold House**

Friday, 3 November 2023

18 Porrum Street, Wellard, WA 6170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 315 m2**

**Type: House**



David Murray  
0433096102

**\$540,000**

SET DATE SALE with absolutely all offers presented for 5PM on Tuesday, 7th November 2023.\*contact David for buyer feedback range\*What we loveDiscover comfort and practicality in this 2018-built home, nestled in the vibrant community of Wellard. Spread across 315 sqm, this inviting residence is carefully designed to meet the needs of modern living without the fuss.The home boasts three comfortable bedrooms, each equipped with built-in robes, ensuring that each member of the family has their own cozy space. Complementing these rooms are two well-appointed bathrooms featuring large, frameless mirrors, enhancing the feeling of spaciousness.The heart of the home is undeniably its versatile space, perfectly adaptable to meet your changing needs. Whether you envision a theatre room, an extra bedroom, study, or playroom, this space is ready to evolve with your lifestyle. Adjacent to this, the spacious double-height garage effortlessly accommodates up to two 4WD vehicles, ensuring security.Moving on to the outdoor space, this north-facing residence unveils a rear garden that encapsulates simplicity and ease of care. The Malibu wood decking, equipped with LED lighting and double gazebo makes for a perfect foundation to entertain loved ones, with minimal upkeep required.In the kitchen, practicality reigns supreme. Equipped with a 900mm oven, gas plate, and range-hood, along with stone bench-tops and double sinks, it is designed to make your culinary experiences enjoyable and straightforward.Safety and convenience have not been overlooked. The property features enhanced security with three secure doors, and a thoughtful pet door, ensuring that everyone, including your furry friends, feel safe and welcomed. Ducted evaporative air-conditioning throughout ensures a cool and comfortable living environment, enhancing the home's overall appeal.This property strikes a harmonious balance between accessibility and modern requirements, making it a fantastic choice for individuals of all ages. Positioned in the heart of Wellard, its location further augments its appeal, offering easy access to a myriad of essential amenities.Perfect for those seeking a home where every element is tuned to the rhythm of practical and contemporary living, this residence awaits your arrival to unveil its full potential.What we know- 3 comfortable bedrooms, each with BIR- 2 generously sized bathrooms, featuring stone benchtops and frameless mirrors- theatre room / 4th bedroom, study or playroom- double height garage - fits 2 x 4WD vehicles- 3 security doors, pet door included- wheelchair accessible- easy care, North facing rear garden with decked, undercover alfresco area- 3 raised garden beds / edible herb garden with retractable awning and automatic reticulation- ducted evaporative air-conditioning throughout- 14 x Sapphire solar panels + 5kw unit and wireless access to data on energy efficiency- full retic in front and rear garden- entire house on filtered water (new filters installed Sept 2023)- 5mm thick glass on all windows for extra noise and insulation properties- contemporary kitchen featuring 900mm oven, gas plate & range-hood, stone benchtops and deep, double sinksLocation600m to Rock Park1.6 km to IGA Bertram3.9 km to Wellard Square Shopping Centre3.9 km to Kwinana Marketplace4.2 km to Kwinana Recreation Centre5.5 km to Costco Casuarina1.9 km to Bertram Primary School4.5 km to Gilmore College3.4 km to Kwinana Train Station4.2 km to Wellard Train StationWho to talk toDavid Murray from Realmark Urban on 0433 096 102 or dmurray@realmark.com.au