

18 Twilight Street, Wellard, WA 6170

House For Sale

Wednesday, 10 January 2024

18 Twilight Street, Wellard, WA 6170

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Navpreet Singh
0416377765



Rash Dhanjal
0410564761

From \$619,000

Nestled in the serene Private Sunrise Estate of Wellard, this 4-bedroom, 2-bathroom residence is a harmonious blend of classic charm and contemporary convenience. Built in 2014 on a generous 450 sqm lot, the home exudes timeless elegance. A paved driveway, artificial turf, and garden beds adorn the front, enhancing its aesthetic appeal. The Colourbond Roof adds a touch of durability, making it an ideal haven for families seeking peace in a tranquil neighbourhood. Upon entering through the grand double door, a multipurpose theatre or guest room at the front of the house adds convenience. Recently renovated, the property boasts chic downlighting, large white tiles with grey textures, creating a simple and classy ambiance. Ducted reverse cycle air conditioning ensures comfort throughout, and well-sized rooms contribute to a convenient floor plan. The main master bedroom's proximity to the backyard adds a unique touch to the home's style. A decent-sized kitchen and pantry, along with an open-plan living area, create a spacious feel, customizable to your needs. A well-sized laundry and ample backyard access make this a complete classic, low-maintenance family home.

Rental Yield Opportunity: The area promises a robust rental yield, with potential rents ranging between \$630 - \$680 per week, presenting not only a modern family home but also an excellent investment opportunity.

Local Schools: Wellard Primary School (5 min drive) Wellard Village Primary School (9 min drive) Bertram Primary school (7 min drive) Peter Carnley Anglican Community School (7 min drive) The King's College and (Opening in 2024) Kings College Primary (5 min drive) Gilmore College Kwinana (9 min drive)

Amenities: Wellard Square Shopping Centre Costco Wholesale Casuarina Kwinana Marketplace IGA Bertram Wellard Family Medical Centre 8 minutes' drive to Wellard Train Station Proximity to the freeway, providing quick access to Perth City

Rates: Kwinana Rates: \$2300 per year Approx. Water Rates: \$250 per quarter Approx.

Don't miss out on this incredible opportunity to secure a beautiful family home in Wellard. Contact Team Rash at The Agency, a top team from a leading real estate agency in Western Australia, dedicated to helping you find your dream home.

Team Rash Contact Details: Navpreet Singh: 0416 377 765 Rash Dhanjal: 0410 564 761

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