

**2 Dursley Street, Wellard, WA 6170**



**Sold House**

Friday, 23 February 2024

2 Dursley Street, Wellard, WA 6170

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 585 m2**

**Type: House**



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**\$750,000**

Welcome to your dream family home! Offering the perfect combination of space, functionality, and tranquility, this outstanding four bedroom, three bathroom family home with a variety of entertainment spaces - games room, theatre room, home office, outdoor alfresco area, all sitting on a 585sqm corner block is sure to meet all your family's needs. As you step inside, you'll immediately notice the generous floor plan that caters to the demands of a modern family. Passing through the entrance hallway you are welcomed into a well-designed kitchen, living and dining area with timber floors, creating the perfect space for family meals and gatherings. The adjacent alfresco area provides a comfortable spot for relaxation, with large windows allowing natural light to flood the space. The interactive kitchen area is centrally located with informal service to the dining area. The kitchen is complete with abundant bench space that also offers a breakfast bar, walk-in pantry, fridge recess, dishwasher, 900mm cooktop and oven, and a shoppers entry making it super easy to carry in the shopping from the double garage. Entertainment options abound in this home. The dedicated games room offers endless possibilities for family fun and bonding, this space will be a favourite among both kids and adults. Need a quiet place to work from home? The home office provides a peaceful environment, allowing you to focus and be productive. The sleeping accommodation offers a spacious master suite with plush carpet, natural lighting, plantation shutters, mirrored robe and a perfectly large en-suite featuring a large double vanity, shower, freestanding bath and a toilet. In the bedroom wing of the home, which is separated from the master is a second queen sized "mini master" with its own en-suite. Bedrooms 3 and 4 are separated by a well-appointed semi-ensuite which includes a shower, double vanity, bath and toilet. Guests have the luxury of their own powder room. The bedrooms are finished with plush carpets, built in wardrobes and quality window treatments. Step on outside to the expansive back yard which includes a covered, paved alfresco entertaining area, a large, grassed area and garden storage sheds. The gardens are mulched, reticulated and easy care. This large corner block allows for ample space to create your own outdoor oasis. Whether you envision a beautiful garden, a play area for the kids, or even a pool, the possibilities are endless. Plantation shutters are fitted to the front rooms creating a beautiful street appeal. Cooling is provided by ducted, zone controlled, reverse cycle air conditioning throughout. A sustainable lifestyle can be achieved with this home as you have enough room for your own sustainable garden. Located in a peaceful neighbourhood, you'll enjoy the tranquility of this area while still being within easy reach of Wellard Square for essential amenities, Wellard Village Primary is just around the corner, Wellard Playground is practically on your doorstep, The Village skatepark is just over 1km away, and the Kwinana Loop Trail-Banksia Woodland is a quick stroll if you like to hike. Commuting is a breeze with convenient access to Wellard train station and a quick drive you're on the Kwinana Freeway. This is not just a regular property, it's your invitation for a lifetime of cherished memories in a place where you can truly spread out and make use of this versatile and functional floorplan. Don't miss this incredible opportunity to make this spacious family home your own. **WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST:** THE HOME Over 250sqm of internal living- Great kitchen with stone benchtops, 900mm gas cooktop, 900mm oven- 4 bedrooms, 3 bathrooms- Guest powder room- Master bedroom with large en-suite including shower, double vanity and free standing bath- Mini Master with en-suite in the bedroom wing- 2 additional queen sized bedrooms separated by a semi-ensuite- Semi-ensuite bathroom with separate bath, shower and toilet- Large laundry with even more storage- Theatre Room- Games Room- Home Office- Ducted, zone controlled reverse cycle air conditioning- Double garage with shoppers entrance THE OUTSIDE- Covered, paved alfresco area- Access to rear with lockup gates- Auto reticulated gardens and lawns- Area for a vegie patch- Room for entertaining, kids playground equipment, or even add a pool- Corner block ESTIMATED RENTAL RETURN In the current market a rental return of approximately \$650-\$700 per week is expected. TITLE PARTICULARS: Year Built: 2014 Lot Size: 585 sqm City of Kwinana Council Rates: \$2,629.76 p/a approximately Water Service: \$1,270.34 p/a approximately Ensure that you add this home to your inspection list or contact Angie Taylor of Edison Property 0417 946 056 or [angie@edisonproperty.com.au](mailto:angie@edisonproperty.com.au) for further information.