

20 Epidote Vista, Wellard, WA 6170

House For Sale

Saturday, 13 April 2024

20 Epidote Vista, Wellard, WA 6170

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Navpreet Singh
0416377765



Rash Dhanjal
0300243629

Open Offers - Open Negotiation

All OFFERS THROUGH - For Sale by Open Negotiation Discover comfort and convenience in this charming 3-bedroom, 2-bathroom home nestled in the sought-after Emerald Park Estate. With its prime location just 500m from Wellard Primary School, this property offers a perfect blend of family-friendly living and investment potential.

Property Features: Step into a home designed for modern living, where convenience meets style. The kitchen boasts a gas cooktop and dishwasher, perfect for whipping up family meals with ease. The central open plan living and dining area provide a spacious and versatile space for relaxation and entertainment. Enjoy year-round comfort with split system air-conditioning while security screens offer peace of mind. Retreat to the master bedroom, complete with a walk-in wardrobe and ensuite, providing a private oasis within the home. Two additional family bedrooms offer built-in robes, catering to the needs of the entire family. The family bathroom includes a bath, ideal for children's bathtime routines. The laundry features a linen press, adding functionality to everyday chores. Step outside to the rear courtyard, a perfect spot for summer BBQs and outdoor gatherings. The double car garage provides ample space for vehicles and storage options, ensuring a clutter-free home environment.

Rental Yield Opportunity: Looking for an investment opportunity? This property offers a robust rental yield, with potential rents ranging between \$580 - \$650 per week, making it an attractive option for investors seeking steady returns. (The Property is currently rented till July 2024 and \$485 Rent per week)

Local Schools: Families will appreciate the proximity to several reputable schools, including Wellard Primary School, Wellard Village Primary School, Bertram Primary School, Peter Carnley Anglican Community School, The King's College, and Gilmore College Kwinana.

Amenities: Convenience is at your doorstep with nearby amenities such as Wellard Square Shopping Centre, Costco Wholesale Casuarina, Kwinana Marketplace, IGA Bertram, and the Wellard Family Medical Centre. Commuting is made easy with Wellard Train Station just an 8-minute drive away, while quick access to the freeway provides a hassle-free journey to Perth City.

Rates: Stay informed about property costs with approximate rates including Kwinana Rates of \$2300 per year and Water Rates of \$250 per quarter. 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 76111

QUALIFIED BUYERS Current Offer \$ 531K

For Sale by Open Negotiation - a flexible, transparent online bidding system. Act now to become qualified and secure this gem before it's gone! The Open Negotiation has begun, and the property can sell at any time. Open to Subject to Finance Buyers.

Open Offers Link - <https://anz.openn.com/app/p/coavlbdo08su0ekgs2ng>

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.