

218 Lambeth Circle, Wellard, WA 6170

Sold House

Thursday, 17 August 2023



218 Lambeth Circle, Wellard, WA 6170

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

\$500,000

MODERN, HIGH SPEC, LOCK UP & LEAVE HOME. This NEW TO THE MARKET neat as a pin, high spec, four bedroom plus theatre home will not last long, so be quick to secure your viewing today! Perfect for first home buyers, downsizers and savvy investors, with excellent rental returns on offer. This home has been freshly painted throughout, and is ready for its new owners to move in and enjoy right away! Just a few doors down from the new Wellard Village Primary School, walking the kids to school has never been easier. You will also love the convenience of Somerford Park nearby, the kids will love playing in the beautifully maintained playground, riding the pathways, and utilising the BBQ facilities. Located in the modern Wellard Village estate, this home is just a stroll away from the Wellard Train Station, and many conveniences such as Woolworths, Wellard Medical Centre, schools, day care and many lovely parks nearby. Features include -

- Ducted reverse cycle air conditioning
- Theatre
- Modern, open plan living / dining / kitchen layout
- Stylish kitchen with high quality 900mm appliances, dishwasher and stone benchtops
- Master bedroom with walk in robe and ensuite
- Bedrooms 2, 3 & 4, all with built in wardrobes
- Main bathroom with stone benchtops & separate toilet
- Laundry with storage and secure outdoor access
- Alfresco with massive paved courtyard
- Double remote controlled garage
- NBN connected
- Green title block
- Rental Return - Approx. \$580/week
- Gross Rental Yield - 6+%

Properties of this quality sell quickly. Contact Josephine Salter today for your viewing. Video calls can also be arranged if you are unable to attend in person. Please Note: Digitally staged furniture has been used in this campaign. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.