

30 Portobello Parade, Wellard, WA 6170



House For Sale

Thursday, 13 June 2024

30 Portobello Parade, Wellard, WA 6170

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 320 m2

Type: House



Stacey Tree
0467039610

UNDER OFFER

Stacey Tree of Urban Habitat Real Estate is proud to present to you the stunning 30 Portobello Parade, Wellard! Sitting pretty opposite lush parklands, and just a stones throw from the Wellard Village Centre and everything it has to offer, you'll find this beautiful 4 x 2 home. Built in 2018, this home was designed specifically to get the most from the block size, exuding style, elegance and functionality in a location hard to beat, with the perfect mix of convenience and serenity of nature surrounds. Stepping inside from the picturesque park on your doorstep, you are welcomed to a sophisticated living space - modern monochromatic hues throughout, teamed with vinyl wood flooring & LED lighting which create the feeling of ultimate elegance and luxury. The entranceway with geometric wall decals and skylight creates a captivating space open for opportunities - designed to be a study nook, the choice is yours how to utilise this space. The sleek galley kitchen is an entertainers dream featuring stone benchtops with a breakfast bar, double sink, a Westinghouse 5 burner gas cooktop with 900mm oven, double fridge recess, plus a stainless steel dishwasher. A plethora of windows and glass sliding doors on high ceilings allow for gorgeous natural light and provision of perfect indoor-outdoor flow, as the outdoor Alfresco area sits adjacent to the main living area. Back inside, you will find the four bedrooms; secluded at the back of the home is the grand master suite, complete with walk-in his and her robes & a bright and bold tiled ensuite. The 3 minor bedrooms are of similar size, each with double mirrored built-in robes and plush carpet. The family bathroom mirrors the monochromatic colour scheme of the ensuite and rest of the home, featuring both a shower and separate bath tub, perfect for those with small children. The fully fenced yard is low maintenance, with a cute patch of grass to maintain alongside an established passionfruit vine and small planters, great for a small vege patch or herb garden. This gorgeous, sleek and comfortable abode will be sure to give its new owners the opportunity to live the best of both worlds - being close to all modern conveniences whilst still being among nature & bushlands. If this one sounds like the one for you, or if you have questions about living in Wellard in general, contact Stacey Tree on 0467 039 610. All offers will be submitted to the Seller Monday the 17th of June, following the home open. Some Great Features Include: * 140sqm built in space on 320sqm * Striking street appeal with modern rendered façade, gabled roof & Colourbond steel roof * Oodles of open-plan living space with quirky wall shelving * Divine galley kitchen with black stone benchtops * Stainless steel appliances including dishwasher * Additional storage space behind Kitchen * LED lighting throughout main living + feature pendants * Split system A/C + ceiling fans * Master with walk in robe + ensuite * 3 minor bedrooms with mirrored slider built in robes * Well positioned outdoor Alfresco right off the main living space * Landscaped, low maintenance gardens * Fully fenced with Colourbond fencing * Double lock-up garage with remote controlled sectional garage door, sealed floors + convenient shopper entry door * 2 minute drive to the new Wellard Village Primary School * Under 5 minutes to a selection of Day Care & Early Learning Centres * 4 minute drive to the esteemed Peter Carnley School * Within 5 minutes walk to Wellard train station and all amenities, the location cannot be beaten! * Under 15 minute drive to the wondrous Rockingham Beach * Less than 30 minute drive to Perth CBD * Within the grand Village at Wellard Estate you will see more than 30 hectares of landscaped parks, 17 hectares of beautiful natural bushland and 10 hectares of conservation wetlands - bushwalks and playgrounds galore. Approx. Council Rates: \$2251.78 per annum. Approx. Rental Income: \$600+ per week. Water Rates for 2022/2023 financial year: \$1,038. Offer Procedure: Step 1- Request offer submission form and return filled in. Step 2 - Your offer is formalised into contract form. Step 3 - Review and sign your offer. Step 4 - All signed offers will be presented to the seller commencing the 17th of July. The seller will choose the offer that suits them best. This advertisement has been written to the best of our ability based upon the Sellers information provided to us. Whilst we use our best endeavours to ensure all information is correct, Buyers should make their own enquiries and investigations to conduct personal due diligence of the property.