

31 Braddock Rd, Wellard, WA 6170



Sold Acreage

Monday, 14 August 2023

31 Braddock Rd, Wellard, WA 6170

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 2 m2

Type: Acreage

Contact agent

On a quiet street sits this well-presented country-style 3x1 home, with verandahs to 3 sides and a large patio outback to sit back and relax to the sounds of nature or for the outdoor entertaining of larger crowds. The comfort of this home is controlled by a reverse cycle ducted air-conditioner and a wood fireplace, with extra quality ceiling insulation installed. The kitchen comprises of high-quality appliances, including a self-cleaning pyrolytic oven and a dishwasher. There is a good-sized pantry with plenty of kitchen bench and cupboard space, including a large fridge receptacle, also equipped with a Gas stove top for fast cooking. There are 3 good-sized bedrooms with a study nook at the end of the hall. The laundry also has plenty of bench space with a separate toilet to the side. The bathroom contains a refurbished shower with a fresh sink and taps. With 2 rainwater tanks of 94,000 litres and 10,000 litres, there is plenty of water on site with a variable speed water pump to ensure constant pressure is supplied. Hot water is supplied through an efficient instantaneous system. This home sits on land suitable for a variety of potential uses. Currently running pet livestock. The bore water irrigation system includes a massive 16,200kL licence to take groundwater. This water allocation could be utilised to establish an orchard, vineyard, vegetable garden or horse activities. This property also has a double the local-area size building envelope of 4000m², with local area zoning in place to build your own custom-designed shed of up to 250m² in size. This land is currently not subdividable, although it is considered in the future development proposal sent to the homeowners of this area. This is a great location that is close to: -Mortimer Rd or Mundijong Rd to access the Kwinana Freeway. -Train stations at Kwinana (Northbound) and Wellard (Southbound). - Plenty of local schools with school bus pick-up available on request. - Loads of shopping, dining and pub opportunities in the local suburbs of Wellard, Bertram or Baldivis, including the original 24hr Spudshed, The King Rd Brewery and the newly built Costco. -Nearby activities include a Cable water ski park, Jet sprint boat racing, dirt go-karts, paintball and the Golden Ponds fish farm with a gym. - A selection of golf courses nearby. -15 minute drive to the beach. Please contact us for a viewing arrangement. Disclosure: This advertisement has been written to the best ability with the current information provided. Whilst the owner has used their best endeavours to ensure all this information is correct. Buyers should make their own enquires and investigations to conduct personal due diligence of the property. The Phone Code for this property is: 77243. Please quote this number when phoning or texting. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.