31 Wallingford Crescent, Wellard, WA 6170
House For Sale

Tuesday, 30 January 2024

THE AGENCY

31 Wallingford Crescent, Wellard, WA 6170

Bedrooms: 4   **Bathrooms: 2**   **Parkings: 2**   **Area: 399 m2**   **Type: House**

Navpreet Singh
0416377765

Rash Dhanjal
0410564761

Offers From $589,000

Discover the epitome of an ideal first home, downsizing opportunity, or savvy investment at 31 Wallingford Crescent in the renowned Wellard Village Precinct.Key Features:- 4 Bedrooms, 2 Bathrooms- Rear Access Double Garage- Open Dining and Living Area- Modern Kitchen with Stainless Steel Appliances and Dishwasher- Reverse Cycle Air-Con to Master & Main Living Area- Effortless Easy-Care Gardens- Inviting Alfresco Area for Entertaining- Generous Rooms and Ample Storage/PantryLocation & Amenities:- 2 minutes drive to Wellard Train Station, connecting you to Perth CBD- Proximity to Wellard Square Shopping Centre, Costco Wholesale Casuarina, Kwinana Marketplace, IGA Bertram, and Wellard Family Medical Centre- Nearby schools: Wellard Village Primary School, Wellard Primary School, Bertram Primary School, Peter Carnley Anglican Community School, The King's College, and Gilmore College Kwinana- Quick access to the freeway for easy commutingRental Yield Opportunity:With potential rents ranging between $630 - $680 per week, this property offers not just a modern family home but also an excellent investment opportunity.Rates:Kwinana Rates: $2300 per year approx.Water Rates: $250 per quarter approx.Don't miss this exceptional chance to secure a property in an ideal location with low maintenance living. Contact Team Rash at The Agency, a top team from a leading real estate agency in Western Australia.Team Rash Contact Details:Navpreet Singh: 0416 377 765Rash Dhanjal: 0410 564 761Disclaimer: 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.