

**33 Affinity Street, Wellard, WA 6170**

**House For Sale**

Wednesday, 24 April 2024



**33 Affinity Street, Wellard, WA 6170**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Tanya Forzatti

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## Offers Over \$599,000

This stunning yet low maintenance home offers the benefit of a close-knit community in one of Perth's key growth corridors located between Perth and Mandurah. The interior living space consists of a separate home theatre room, open plan living area with modern built in TV unit, master bedroom complete with dual walk-in robes and ensuite. Other bedrooms all with built in robes and share the main bathroom. Whether you're entertaining friends or whipping up a feast for the family, this kitchen is conveniently located to the heart of the home. With an abundance of bench space and handy breakfast bar, double sink, dishwasher, gas hot plates, electric under bench oven, rangehood, fridge recess and pantry. A paved alfresco entertaining area opens from the family room and offers the perfect space for dinner parties and weekend BBQs. The front and backyards are low maintenance with reticulated gardens. Walk and cycle paths wind through the estate, and a central playground and landscaped park provides plenty of space for all ages. Public art complements these social areas. The estate is cleverly designed with stylish streetscapes and social areas to help create a vibrant and friendly atmosphere.

**PROPERTY FEATURES;**

- Ducted reverse cycle air conditioning
- Luxury vinyl flooring & skirtings
- Triple linen/storage cupboard
- Broom cupboard to laundry
- Gas hot water system
- Automatic reticulated gardens
- Double garage with shoppers entry & rear access
- Located in 'Sunrise at Wellard' Estate

**NEARBY AMENITIES;**

- Local IGA and shops - 2.9km
- Wellard Primary School - 3.1km
- Wellard Train Station - 5.8km
- Rockingham Beach - 16km
- Rockingham City - 16km
- Fiona Stanley Hospital - 23km
- Fremantle Town Centre - 34km
- Perth CBD - 38km

**EXTRA DETAILS;**

- Built in 2014 by Homestart
- Land Size: 375sqm
- Total Roof: Approx. 152sqm
- Council Rates: Approx. \$1750 p/a
- Water Rates: Approx. \$1079 p/a

Contact the Listing Agent, TANYA FORZATTI on 0417 181 841

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.