

40 Somerford Promenade, Wellard, WA 6170

The logo for Elders, featuring the word "Elders" in a white, italicized serif font on a red rectangular background.

Sold House

Tuesday, 3 October 2023

40 Somerford Promenade, Wellard, WA 6170

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 268 m2

Type: House



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Contact agent

INVESTMENT PROPERTY WITH GREAT RETURNSitting in a picturesque position overlooking green space and towering mature trees sits this modern, low maintenance home, with a 268sqm lot the space has been utilized to perfection to provide contemporary living, perfect for the professional, family or investor. This home is currently leased until 16 March 2025 at \$550 per week, offering a great return on investment for the astute investor. With three great sized bedrooms all placed toward the front of the home, two well equipped bathrooms and a sizeable open plan living and dining area at the rear, this immaculate property is the perfect combination of form and function, and with its corner positioning and fully fenced gardens you really do have everything you need for care-free convenient living. Features include:- Sleek galley style kitchen with crisp white cabinetry, stone benchtops, in-built 900mm oven, gas cooktop and rangehood, full height pantry and convenient shoppers entry - Generous open plan living and dining area, with sliding door access to the rear courtyard and easy-care neutral tiling throughout - Good sized master suite with carpeted flooring, walk-in robe and ensuite with glass screened shower, vanity and WC - Two further bedrooms at the front of the home, both with full height sliding door robes and carpet underfoot - Modern bathroom with bath, shower and vanity, plus a private WC - Sizeable laundry with built-in linen closet - Ducted reverse cycle air conditioning throughout - Fully fenced courtyard to the rear, with minimal maintenance paving for total convenience - Front yard with fencing and garden path bordered with plant life, with views of the tranquil greenspace ahead - Automatic reticulation - Double remote garage accessed via a laneway at the rear Built in 2022 with 111sqm internally, this executive residence sits just a quick trip from the centre of Wellard with its plentiful retail and dining facilities, plus the train station making the Perth CBD reachable in under 30 minutes and perfect for those that commute, or the remote worker seeking a convenient place to call home. For families, the playground and newly opened Wellard Village Primary School are a short walk away ensuring the morning school run is a breeze, and there's a range of parkland on offer to keep the children or pets amused. Viewing is a must, contact David Parlor on 0412 734 727 today. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.