

43 Duxbury Loop, Wellard, WA 6170



Sold House

Friday, 27 October 2023

43 Duxbury Loop, Wellard, WA 6170

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 325 m2

Type: House



Trent MacGregor
0409948990

\$531,250

Trent MacGregor is excited to present to the Market 43 Duxbury Loop situated in the Private Estate of Providence Wellard. CLOSING DATE SALE : All offers presented on OR BEFORE the 30th of October. This property MAY BE SOLD PRIOR so contact Trent immediately to register your interest! VIEWINGS : Please note next available viewing is at the advertised home open. Low maintenance, immaculate, near new family home ideally situated in sought after Providence Estate Wellard! A natural sanctuary where you can trade the noise and clutter of everyday living for peace, privacy and a lifestyle that's all about family. Just minutes to the freeway, train station and 30 mins approx from the CBD. This home ticks so many boxes!! Pristinely presented, stylish property built in 2016. WHY GO THROUGH THE HASSLES OF BUILDING?! MOVE YOUR FURNITURE STRAIGHT IN AND ENJOY! More reasons you will love this home;- Spacious 3 bedroom 2 bathroom brick & Colorbond home only 7 years young- Multiple living spaces including family, meals, theatre or 4th Bedroom - Spacious master bedroom with walk in robe + ensuite - 2 extra bedrooms have built in robes- Kitchen includes stainless steel appliances & plenty of storage / bench space- Reverse cycle ducted air conditioning throughout- High ceilings- Updated light fittings & fixtures- Some fresh painting - Alfresco + timber decked sitting area, perfect for outdoor entertaining all year round- Double garage with remote roller door- Situated on a 325m² block surrounded by easy care established gardens- 750ms from Wellard Primary School- Current rental return \$560 - \$580 per week (approx) To avoid disappointment do not miss the home open! Please note : Many of our Closing Date Sale's are Selling prior to the advertised date so do not delay in expressing your interest or making an offer . Please contact Trent today on 0409 948 990 for more information. Providence is an award-winning residential estate interwoven with existing bush and wetlands. A natural sanctuary where you can trade the noise and clutter of everyday living for peace, privacy and a lifestyle that's all about family. As well as the natural amenities, Providence features several landscaped parks, walking trails and, for the kids, a spectacular adventure playground. The secluded location makes it hard to believe you're only 30 minutes from the city, while local schools and shops are even closer so you get to live away from everything you don't need without ever being far from the things you do.*While all details listed are presumed to be correct at time of publishing buyers must perform their own due diligence.