

# 51 Lattuga Drive, Wellard, WA 6170

## House For Sale

Saturday, 13 April 2024

LOCALE  
HOMES

51 Lattuga Drive, Wellard, WA 6170

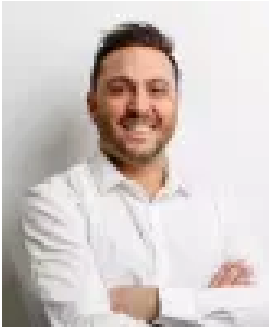
Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 168 m<sup>2</sup>

Type: House



Ivano Rizzacasa  
0403354223

## \$594,990 | 2 Storey 4 Bedroom Townhouse

Unlock the potential of urban investment with our innovative 2-Story Narrow Lot Design. This cutting-edge terrace house is meticulously crafted to offer a multitude of benefits, making it an exceptional choice for investors seeking lucrative opportunities:

**Affordable Urban Living:** Our 2-story narrow lot design is tailored for the modern urban lifestyle without compromising affordability. Ideal for first-time homebuyers and young couples, this design optimizes space and construction techniques, providing an affordable entry point into coveted metro suburbs.

**Prime Location Advantage:** Embrace the allure of town center living! These terrace houses are strategically positioned in popular town centers, offering proximity to transport and amenities. This prime location enhances the property's value and attractiveness to potential tenants.

**Lifestyle Excellence:** Catering to the needs of downsizers, our terrace houses are a perfect blend of comfort and low maintenance. Enjoy a lock-and-leave lifestyle close to family and friends, with pet-friendly features that add to the overall appeal for tenants seeking a hassle-free living experience.

**Robust Rental Returns:** Elevate your investment portfolio with excellent rental returns. The design and location of these terrace houses make them highly appealing to tenants, ensuring a steady stream of income for savvy investors looking to maximize their returns.

Investment in our 2-story narrow lot design promises a range of advantages, aligning perfectly with the aspirations of discerning investors:

**Experience Vibrant Living in Wellard!**

**Size & Location:** Wellard, nestled within the City of Kwinana in Perth's thriving southern corridor, offers a dynamic and well-connected community. Upon completion, the estate will feature 3,075 homes, creating a diverse and bustling neighbourhood.

**Conveniently located,** The Village is just a short drive from Fremantle, Rockingham, and Mandurah, providing easy access to these vibrant coastal destinations. Residents can reach the Perth CBD in just 31 minutes by train, adding to the accessibility of this flourishing community.

**Parks & Reserves:** Adventure Park offers outdoor enjoyment with a viewing tower, BMX track, swings, climbing dome, and more. Environmental initiatives have preserved 10ha of wetlands and 17ha of natural bushland, providing residents with a serene and sustainable environment. The community boasts numerous walking and cycling trails, picnic nooks, and playgrounds, promoting an active and family-friendly lifestyle.

**Education Hub:** Home to Busy Bees Childcare Centre, providing convenient childcare options within the community. Wellard Village hosts primary education with Wellard Village Primary School and Peter Carnley Anglican Community School. Nearby educational institutions such as South Metropolitan TAFE Kwinana Campus and Murdoch University Rockingham Campus foster a learning-rich environment.

**Village Centre:** The Wellard Village Centre serves as a central hub for shopping, dining, and community services. Wellard Square Shopping Centre features a 3,000sqm Woolworths and various specialty retailers. A variety of dining options cater to different tastes, including The Wellard Tavern, Subway, Wellard Pizza, and more. Healthcare, dental, and beauty facilities meet the diverse needs of the community. The John Wellard Community Centre hosts exciting programs and events, contributing to community spirit.

**Transportation Convenience:** Wellard is designed as the first walkable transit-oriented development on the Perth-Mandurah rail line. Wellard Train Station and Bus Station facilitate convenient commuting, with the Kwinana Freeway just a 5-minute drive away.

**Community Engagement:** The John Wellard Community Centre and Wellard Village People Town Team promote community engagement and a sense of belonging. Residents benefit from a range of programs and initiatives that enrich their lives and foster a vibrant and inclusive community.

**Real Estate Market Overview:** Median home prices in WELLARD rose by 18.39% over the last year, indicating a steady performance in the WA suburb. Over a five-year period, there has been a significant increase in median property prices, translating to a 47.14% capital gain. Property investors enjoyed capital gains of 18.39% over the last 12 months, although returns were lower compared to peers in the territory. Despite a weaker performance compared to other Australian suburbs, median home prices in WELLARD rose to \$515,000. Profit from the upward trend in home prices averaged 15.71% per annum over a 3-year period. Homes in WELLARD typically spend an average of 21.9 days on the market before being sold. Average weekly rents have reached \$550, reflecting a 5.55% increase in returns based on the current median price. WELLARD ranks 160th in Australia based on median property value growth during the quarter.

**Summary:** With its strategic location, extensive amenities, commitment to community well-being, and promising real estate market performance, The Village in Wellard offers a unique and enriching living experience. Discover the essence of vibrant living at The Village in Wellard, where dynamic lifestyles and inclusive communities thrive.

**Disclaimer:** The land advertised in this package is not owned by Locale Homes and must be purchased from the owner. The land may no longer be available at the time of your enquiry. The house design may need to vary to comply with design guidelines, DAPs, estate covenants or any other land developer requirements. Any costs for these changes will be

paid for by the purchaser. Images and floor plans that have been shown are for illustration purposes only. Photographs and floor plans may not be truly representative of final designs. Some fixtures, features and landscaping may not be supplied by the builder so please call the agent for full information.