

53 Fairhaven Boulevard, Wellard, WA 6170



House For Sale

Tuesday, 7 May 2024

53 Fairhaven Boulevard, Wellard, WA 6170

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 508 m2

Type: House



Navpreet Singh
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Rash Dhanjal
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Offers from \$649,000

Presented by Navpreet Singh from The Agency, welcome to a residence that epitomizes modern elegance, offering an exquisite 4-bedroom, 2-bathroom haven with premium fittings and fixtures. Crafted in 2018, this low-maintenance masterpiece resides within the prestigious Providence estate, occupying a substantial 508 sqm lot complete with a double car garage and expansive side access, ideal for accommodating a boat, caravan, or storage shed. Upon arrival, the property commands attention with its commanding frontage and sleek tiled roof, creating an impression of opulence. A meticulously tended front lawn enhances the property's curb appeal, inviting you to explore further. Inside, discover a haven of luxury where every detail has been meticulously curated for your comfort and enjoyment. The spacious master bedroom offers a sanctuary of relaxation, boasting a generous walk-in wardrobe for your convenience. The main bathroom exudes sophistication with its sleek design and his-and-her sinks, elevating your daily routines to a new level of indulgence. The versatile study presents endless possibilities, currently serving as a vibrant play area for children. Additionally, the theatre room, complete with its own door, offers the flexibility to function as a fifth bedroom if desired, catering to the evolving needs of your family. The heart of the home lies within the expansive open-plan living and dining area, seamlessly integrated with a modern kitchen adorned with premium appliances, overhead cabinets, and a spacious pantry. Embrace the convenience of a dishwasher, streamlining your culinary endeavors, while the inclusion of security cameras provides peace of mind and enhances the safety of your abode. All three additional bedrooms are generously sized and feature built-in wardrobes, providing ample storage solutions for your family's belongings. A well-appointed laundry ensures practicality and convenience for your household chores. Step outside to discover a private oasis awaiting your enjoyment, with multiple options for outdoor living and entertaining. A sprawling side and back patio beckons you to unwind and entertain in style, while the inclusion of security cameras ensures the safety and security of your loved ones. Experience year-round comfort with split air conditioning throughout the property, ensuring optimal temperatures regardless of the season.

Rental Yield Opportunity: Take advantage of the robust rental yield potential, with rents ranging between \$700 - \$780 per week, making this property an enticing investment opportunity for savvy investors.

Nearby Schools: Wellard Primary School (2 min drive) Wellard Village Primary School (7 min drive) Bertram Primary School (4 min drive) Peter Carnley Anglican Community School (6 min drive) The King's College (Opening in 2024) and Kings College Primary (3 min drive) Gilmore College Kwinana (7 min drive)

Amenities: Wellard Square Shopping Centre, Costco Wholesale Casuarina, Kwinana Marketplace, and IGA Bertram for shopping and dining Wellard Family Medical Centre within walking distance 8 minutes' drive to Wellard Train Station for easy commuting Proximity to the freeway provides quick access to Perth City

Don't miss out on the opportunity to own this stunning property. Contact Team Rash at The Agency, a top team from a leading real estate agency in Western Australia, dedicated to helping you find your dream home.

All Offers link - <https://anz.openn.com/app/p/cosp56clv1j5h1cvef40>

Team Rash Contact Details: Navpreet Singh: 0416 377 765 Rash Dhanjal: 0410 564 761

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