

7 Irasburg Parade, Wellard, WA 6170

House For Sale

Thursday, 8 February 2024

7 Irasburg Parade, Wellard, WA 6170

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 273 m2

Type: House



Navpreet Singh
0416377765



Rash Dhanjal
0410564761

Offers From \$649,000

Nestled in the serene Providence Estate in Wellard, 7 Irasburg Parade awaits, poised to fulfill your every family need. Step into a world of comfort and convenience, where every detail has been carefully crafted to create the ultimate sanctuary for you and your loved ones. This immaculate property boasts:- 4 spacious Bedrooms, providing ample space for relaxation and rejuvenation- 2 luxurious Bathrooms, ensuring convenience and comfort for the whole family- Double car garage, offering secure parking and storage space- Separate theater and study, providing flexible spaces for work, play, and entertainment- A grand wide entry, welcoming you home with open arms- Unique walk-in wardrobe in the master bedroom, adding a touch of luxury to your daily routine- Open Dining and Living Area, perfect for family gatherings and making cherished memories- Modern Kitchen with stone benchtops, stainless steel appliances, and dishwasher, where culinary creations come to life- Spacious Rooms throughout, providing freedom of movement and comfortable living- Reverse Cycle Ducted Air-Con and Ceiling fans, ensuring year-round comfort in every corner- Low-maintenance Backyard and Garden beds, inviting outdoor spaces for relaxation and play- Inviting Patio Area, where you can unwind and entertain guests in style- Solar panels, offering eco-friendly energy solutions and reducing your carbon footprint- Stylish floorings, adding warmth and elegance to the property. Location & Amenities:- Just a 7-minute drive to Wellard Train Station, connecting you to Perth CBD and beyond- Close proximity to Wellard Square Shopping Centre, Costco Wholesale Casuarina, Kwinana Marketplace, IGA Bertram, and Bertram Family Medical Centre, ensuring all your shopping and healthcare needs are met- Surrounded by esteemed schools including Wellard Village Primary School, Wellard Primary School, Bertram Primary School, Peter Carnley Anglican Community School, The King's College, and Gilmore College Kwinana, providing top-notch education options for your children- Quick access to the freeway for easy commuting, making travel a breeze. Rental Yield Opportunity: With potential rents ranging between \$650 - \$720 per week, this property offers not just a modern family home but also an excellent investment opportunity. Rates: Kwinana Rates: \$2300 per year approx. Water Rates: \$250 per quarter approx. Don't miss out on the chance to make 7 Irasburg Parade your family's haven. Contact Team Rash at The Agency, where exceptional service meets unparalleled expertise in Western Australia's real estate market. Team Rash Contact Details: Navpreet Singh: 0416 377 765 Rash Dhanjal: 0410 564 761 Step into the perfect family lifestyle today! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.