

# 7 Wells Place, Calista, WA 6167

## House For Sale

Tuesday, 30 April 2024

7 Wells Place, Calista, WA 6167

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: House**



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## Awaiting Price Guide

ALL OFFERS PRESENTED THROUGH OPENN OFFERS PLATFORM

Nestled in a commanding corner position that also enjoys the bonus of peace and quiet despite its street-front prominence, this neat and tidy 2 bedroom 1 bathroom home is the perfect first-buy, lock-up-and-leave or down-sizing option and will even make for an ideal investment property - if you are that way inclined. Double gates reveal a pitched single carport that leads to the front door and leaves room in front of it to securely park a second vehicle in tandem. A second set of double gates not only offers even more parking, but also provides access to a huge paved yard and a spacious pitched gazebo for covered outdoor entertaining, complemented by a pleasant northeast-facing aspect. Inside, a welcoming open-plan living, dining and kitchen area is graced by high ceilings, charming wooden floorboards, split-system air-conditioning and a gas bayonet for heating. The stylishly-renovated kitchen itself boasts sparkling stone bench tops, double sinks, soft-closing drawers, tiled splashbacks, a stainless-steel range hood and a Westinghouse Freestyle gas-upright cooker. The sleeping quarters are separate and are headlined by a large front master bedroom with split-system air-conditioning and timber floors. The second bedroom has wooden flooring also. A fully-tiled and updated bathroom plays host to a shower, vanity, under-bench storage and heat lamps. There is a separate fully-tiled modern toilet too, as well as an open laundry with direct access to a paved rear courtyard that has a garden clothesline and seamlessly connects to the rest of the expansive yard. This solid brick-and-tile gem sits only footsteps away from the sprawling Kwinana Golf Course and is also close to lush local parklands, Calista Primary School, the Peter Carnley Anglican Community School, Kwinana Marketplace Shopping Centre, the Perth Motorplex, beautiful Kwinana Beach, Kwinana Train Station, the freeway and so much more. "Convenient" is indeed the word! Other features include, but are not limited to:-  
- Feature ceiling cornices and skirting boards  
- Foxtel connectivity  
- Front and rear security doors  
- Gas hot-water system  
- Ample extra parking space, behind the gates

ENQUIRIES: For all enquiry responses relating to the property, please also check your junk mail or email spam folder. All enquiries will be answered within 24 hours.

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.