

# 71 Corton Approach, Wellard, WA 6170



## House For Sale

Saturday, 4 May 2024

71 Corton Approach, Wellard, WA 6170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 336 m2**

**Type: House**



Bianca McKenzie

0895914999

## Offers From \$575,000

Designed with executive living in mind, this stylish property combines a contemporary layout with low maintenance living to offer a move in ready property, perfect for those seeking easy care, yet convenient living, or an investor searching for a quality abode to add to their portfolio. The three bedrooms are all spacious in size, with both the ensuite and main bathroom fully equipped with modern fittings, with the open plan living, dining and kitchen providing a light and bright space to entertain or relax, and a seamless flow to the rear garden with its multiple alfresco areas and firepit. Located a short stroll to all the day-to-day amenities, the train station is within easy reach taking you to the Perth CBD in around 30 minutes, with the local shopping centre, dining options and entertainment all found nearby, along with a range of parkland for the children or pets to enjoy, and both schooling and childcare facilities. Features of the home include:-- Substantial master suite, with a cooling ceiling fan and walk-in robe, plus ensuite with a dual vanity and twin glass framed shower - Two further bedrooms, both with ceiling fans a full height sliding door robes - Main bathroom, with a bath, vanity and glass shower enclosure - Sizeable laundry with sliding doors to the side of the home for ease of use - Modern kitchen, with ample contrasting cabinetry, a walk-in pantry, in-built stainless-steel appliances including a 900mm oven, gas cooktop and rangehood, with a large breakfast bar for casual meals and overhead pendant lighting - Zoned living and dining space that wraps around the kitchen, with another ceiling fan, air conditioning and direct garden access - Timber effect flooring to the main living, with soft carpet to the bedrooms - Under roof alfresco area with paving, that extends out to a decked platform with in-built firepit, allowing for a multitude of options for relaxation or entertaining - Low maintenance artificial lawn to the remainder of the fully fenced rear yard - Solar panel system - Double remote garage

Built in 2017\*, set on a 336sqm\* block with 117sqm\* internally, this inviting property offers a move in ready opportunity in a super central location, with a functional floorplan that combines comfortable living, and an easy care design, making it an appealing choice to a wide range of buyers and an absolute must view. Contact Bianca on 0422 864 960 today. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.