

# 8 Ryhill Crescent, Wellard, WA 6170

## House For Sale

Tuesday, 28 May 2024

8 Ryhill Crescent, Wellard, WA 6170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 295 m2**

**Type: House**



Cyrene Quek  
0429171033

## From Mid \$500K

FIRST HOME OPEN THIS SATURDAY at 11AM, unless sold prior. NOTE: This property is currently tenanted until 17th August 2024 at a rate of \$570 per week. Welcome to 8 Ryhill Crescent in Wellard; a conveniently located 4-bedroom, 2-bathroom family home that offers the perfect blend of modern living and low maintenance. Extremely Convenient Location To: • Wellard Train Station (approximately 400m from the front door, a few minutes walk away) • Woolworths • Shops, restaurants, local pub, bakery, post office, medical facilities and more • Easy access to schools • 30km from Perth CBD Upon entering the property, you will be greeted by a spacious open plan living and dining area, perfect for entertaining guests or relaxing with your loved ones. The kitchen is equipped with high-quality appliances and ample storage space, making meal preparation a breeze. The master bedroom features a luxurious ensuite and a walk-in robe, providing a private sanctuary for the homeowners. The remaining bedrooms are generously sized and come with built-in robes, ensuring that everyone has their own space. Outside, you will find a beautifully landscaped backyard with a courtyard and outdoor entertaining area, perfect for enjoying sunny Western Australian weather. The property also features a double garage with remote access, providing secure parking for your vehicles. Features you will love: - Spacious master bedroom complete with his and hers walk-in robes and ensuite with quality fittings. - Additional 3 sizable bedrooms all with built-in robes. - Good sized second bathroom with bath, shower & separate toilet. - The open plan living and dining area open out to the landscaped and fully reticulated gardens & lawns plus alfresco - perfect for entertaining. - The kitchen comes with 900mm stainless steel appliances including gas cooktop & electric oven, Bosch stainless steel dishwasher, a double sized pantry and good storage. - Double automatic garage with large storage area & access from side laneway. - Ducted evaporative air conditioning, security screen to front door and security alarm system. Council Rates: \$2,137.80 per annum Water Rates: \$1,011.41 per annum Call Cyrene Quek on 0429 171 033 to make an offer now. This opportunity will NOT last long. This property is sold on an "as is where is" basis. DISCLAIMER: DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities 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.