

**86 Leda Boulevard, Wellard, WA 6170**

**House For Sale**

Thursday, 16 November 2023



**86 Leda Boulevard, Wellard, WA 6170**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Josephine Salter

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## **UNDER OFFER!**

Lovely Family Home Overlooking Wellard Village Located within the popular Wellard Village Estate, this modern 4x2 plus theatre family home is perched high on the hill and conveniently within walking distance to the Wellard Village Primary School, Wellard Train Station and numerous other convenient amenities. Features include -- Theatre with double doors /potential 5th bedroom- Master bedroom with his & hers robes- Ensuite with double shower, vanity & toilet- Bedrooms 2, 3 & 4 all carpeted, with built in wardrobes- Study nook- Main bathroom with bath, shower & vanity- Separate toilet- Laundry with double storage- Modern, open plan living / dining / kitchen layout - Alfresco under main roof, for outdoor entertaining- Double remote controlled garage- Ducted reverse cycle air conditioning- Solar panels- NBN connected Contact listing agent Josephine Salter at Semple Property Group to find out what your home could sell for in the current market. **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. We recommend clients do their independent research into gross and net returns.