

# 10 Sunbury Link, Wellard, WA 6170



## House For Sale

Sunday, 23 June 2024

10 Sunbury Link, Wellard, WA 6170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 383 m2**

**Type: House**



Stacey Tree  
0467039610

**From \$600,000**

Stacey Tree of Urban Habitat is excited to present 10 Sunbury Link, Wellard. This beautiful three bedroom, two bathroom, green and cream gabled cottage has everything going for it, including being within walking distance proximity to all amenities that Wellard Village has to offer, being only 350 meters close-by! The open plan living area is expansive, styled with timber laminate flooring and a neutral colour scheme to let your choice of furnishings showcase your individual taste. There is also an additional front lounge space which receives the beautiful morning sunshine due to the north-east facing orientation, as do the great sized bedrooms. The kitchen and living area is stylish and functional, with stainless steel appliances and plenty of cupboard room. This comfortable and contemporary home is perfect for both small families and downsizers alike to make happy memories for many years to come. This home is currently tenanted with a fantastic tenant, with the lease due to expire mid September paying \$540 p/w. If you are an Investor, this would be a great option to extend the lease and re-new at the current rental value. If you are wanting to move in to this lovely home, you can arrange to occupy once the tenants vacate following the lease end. A beautiful home for someone to love or a brilliant investment opportunity - this could be the one for you! Call Stacey Tree on 0467 039 610 for more information. Features to Love Include; \* 3 x 2 x 2 with great street appeal. \* Front lounge room plus large open plan living. \* King size master bedroom with WIR and ensuite. \* New LG ducted air-conditioning with warranty. \* Timber laminate and plush carpet flooring. \* Paved courtyard with minimal care planting. \* Low maintenance gardens with reticulation. \* Secure two car garage with direct access into the home. \* Conveniently located in The Village - everything is within walking distance \* Walking distance to shops, amenities, medical centre, café and The Wellard Tavern \* Approximately 350m walk to the train station. Financials: \* Rental potential approximately \$610-\$650 per week. \* Water Rates for 2022/2023 Financial Year: \$1,025.04 \* Council Rates: Approx. \$2200 Offer Procedure: Step 1- Request offer submission form and return filled in Step 2 - Your offer is formalised into contract form Step 3 - Review and sign your offer Step 4 - All signed offers will be presented to the seller on Monday evening, so please submit prior to then. The Sellers will choose the offer that suits them best. \* Please note these photos are prior to the Tenant occupying the property. Urban Habitat has no reason to doubt the accuracy of the information listed above which has been sourced by means which are considered reliable, however we cannot guarantee accuracy from third party sources. Prospective purchasers are advised to carry out their own due diligence.