

# 11 Catseye Cres, Wellard, WA, 6170



## House For Sale

Friday, 16 August 2024

11 Catseye Cres, Wellard, WA, 6170

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Mary Tan

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## Perfect Family Home

Welcome to this exquisite 4-bedroom residence, where comfort and practicality harmoniously converge.

Step into a spacious open-plan living, dining, and kitchen area bathed in natural sunlight, creating a warm and inviting space perfect for family gatherings and entertaining guests. The kitchen is a chef's delight, well-equipped with a gas cooking, ensuring meal preparation is both enjoyable and efficient.

Enjoy year-round comfort with centralised reverse cycle air conditioning and the added benefit of solar panels. The master bedroom, thoughtfully positioned at the rear of the home, offers a serene retreat complete with a private ensuite bathroom. The three additional bedrooms are generously sized, each with built-in robes and generously filled with natural light.

The theatre room provides an ideal setting for movie nights or cozy gatherings, while the backyard is a tranquil haven for relaxation. It features a shed and a charming fire pit, perfect for unwinding. The alfresco area, illuminated by abundant natural light, is ideal for year-round entertaining, whether hosting summer BBQs or enjoying a quiet evening.

With a double garage and all these remarkable features, this home is ready to welcome you and your loved ones. Discover the inviting warmth and natural charm of this exceptional property-an opportunity you wouldn't want to miss!

This elegant residence is ideally situated near Wellard Village Shopping Centre, Kwinana Shopping Centre, and local parklands. It benefits from convenient proximity to public transportation, health services, and major thoroughfares, including the Kwinana Freeway. Additionally, it falls within the catchment areas of Bertram Primary School, Gilmore College, and Wellard Primary School.

Council Rates: Approx \$2,178 per annum

Water Rates: Approx \$1,025 per annum

### Disclaimer:

The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.