

**140 Woolcoot Road, Wellard, WA 6170**

**exp** Australia

**House For Sale**

Tuesday, 25 June 2024

140 Woolcoot Road, Wellard, WA 6170

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 487 m2**

**Type: House**



Melissa Mendes

## Buyers Over \$715,000

First time offered to the market is this stunning Home Group WA design, five bedrooms three bathroom perfect for the growing family and offers unrestricted height side access to park the caravan or boat. The king size main bedroom offers double door entrance from the frontage of the home and consists of a spacious ensuite bathroom with deluxe double shower heads, single vanity with under bench storage, his and her wardrobes and separate toilet. The bedroom was designed for a home business and can be utilised separate from the main entrance. All minor rooms are double size and have built in wardrobes with shelf & rail. Bedroom five is ideal for a second main bedroom with the large walk in robe and ensuite bathroom equipped with single shower & vanity with under bench storage. The third bathroom has a separate bath from the shower, single vanity with under bench storage and situated next to the wc and laundry. The open plan family, dining & kitchen has plenty of space for a growing family and has easy care modern design tiles. The large kitchen will impress the home chef with the ample bench space and an abundance of cupboards, 900mm under bench oven, gas cooktop & spacious corner pantry. The well appointed bench space is ideal for on the go dining and a great feature for indoor/outdoor entertaining due to access through to the alfresco area. The home theatre room is separate from the open living area providing privacy and is ideal for the movie enthusiast. More Features:- Bedroom two can be utilised as a home office- Laundry door opens out to the side access providing easy clean ups from tinkering outdoors- Ducted reverse cycle air-conditioning- 6kw solar panel system - Modern design rendered frontage- Instantaneous gas hot-water system- The easy care gardens serviced from the mains water- Spacious double garage with automatic roller door and ample space to set up a work bench - Rear roller door for access through to the back-garden This property is a great design for dual families and is a must see to truly appreciate what's on offer. Contact Melissa Mendes directly on 0400 459 411 to secure a private viewing. Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.