

170 Sunrise Boulevard, Wellard, WA, 6170

House For Sale

Friday, 30 August 2024

170 Sunrise Boulevard, Wellard, WA, 6170

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Great buy for Investment or First Home

Do you want to make an offer? Follow the link to submit an offer -

<https://www.thebestrealty.com.au/offer-submission-form/>

Alternatively, SCAN the QR Code in one of the photos to also submit your offer!

VIDEO walk-through AVAILABLE via WhatsApp - TEXT - "170 SUNRISE BLVD" to 0430883582

Set In The Beautiful 'Sunrise Estate Wellard' Close To All Essentials THIS Is A Fabulous Opportunity !!

The Property: - 2014 Quality Built 4x2x2 Open Plan & Spacious family house Set On A Low Maintenance 450sqm Block Sunrise Estate - Wellard Village

The Details: - Fabulous 'Modern Outlook' & street appeal Formal lounge upon entry Spacious master with walk-in robe & ensuite Ensuite includes large shower recess & vanity + WC.

Separate Formal Theatre with double doors & quality carpet.

Open plan kitchen, meals & living is fabulous & spacious Galley style kitchen with breakfast bar, stone tops, tiled splashback also includes ample storage with large corner pantry & overhead cupboards plus stainless steel appliances including dishwasher, rangehood, gas cooktop & electric oven + double fridge/freezer recess + shoppers entry

3 spacious minor bedrooms with built-in robes Main bathroom includes separate bath, separate shower + vanity Laundry includes linen storage, deep trough & sliding door access to side yard Alfresco off the living area is paved & overlooks the lawned rear yard is easy care with paved access to clothesline with room for shed, pool, kiddies & fur babies.

Features at a Glance -

- 4/2/2 + Theatre + front lounge
- Big Backyard with easy care green natural grass
- Open Plan Living, Dining and Kitchen area
- High Ceiling in main Living areas
- Family-sized rooms with soft carpet
- Easy maintenance Tiled flooring in main living areas
- Reverse-cycle Split System Air Conditioner
- Ceiling fans in all bedrooms
- Shoppers entry
- Large gas storage HWS

Distances:-

- Close to a range of recreation areas, parks and transport links
- 5mnts to brand new COSTCO Superstore
- 1km to freeway access
- 1.47km to Kings College
- 2.3km IGA Bertram
- 2.5km Wellard Primary School
- 3.5km to Wellard Square Shopping Centre
- 5.2km Wellard (Shops and train station)
- 5.6km Gilmore College
- 7km Kwinana Golf Course
- 14kms (approx.) to Rockingham Foreshore & fabulous coastline

Rental Appraisal \$700-\$750 per week

Disclaimer:-

****1. Virtual staging has been in the photos. The images of the furniture at the property have been digitally altered or enhanced. The property is vacant at the time of Listing****

****Images from previous Rental/Sales Listings have been used****

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****ALL distances are estimated using Google Maps. Prospective purchasers should enquire with the relevant authorities to verify the information in this advert.**

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