

**18 Ipswich Street, Wellard, WA, 6170**

**House For Sale**

Friday, 30 August 2024



**18 Ipswich Street, Wellard, WA, 6170**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Clarissa Alsop  
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## Sophisticated, Updated Cottage Home in Sought-After Providence Estate

Welcome to this exquisite Easystart (Summit Group) residence, elegantly updated and situated in the highly desirable Providence Estate. Perfectly positioned on an elevated 353 sqm corner lot, this low-maintenance home boasts an impressive array of features designed for modern living and effortless entertaining.

### Property Highlights:

- Prime Location: Elevated position with secure front courtyard and artificial lawns in the rear garden.
- Generous Space: Set on a spacious 353 sqm corner lot with retaining walls and limestone steps.
- Modern Build: Constructed in 2016, with a total area of 218 sqm, including 163 sqm of living space.
- Sustainability: Brand new 6.6 kW solar system for reduced running costs.
- Elegant Interiors: Freshly painted inside and out, featuring new vinyl plank flooring, deep skirting, carpets, blinds, LED downlights, and plantation shutters in key rooms.
- Climate Control: Reverse cycle ducted air conditioning with zoning (installed in 2022) ensures year-round comfort.
- Entertainer's Delight: Alfresco area under the main roof, with dual sliding door access from the family and dining rooms, perfect for hosting gatherings.
- Modern Kitchen: Galley-style kitchen with stone bench tops, 900 mm appliances, a pantry, and a dishwasher, centrally located for convenience.
- Luxurious Master Suite: Spacious bedroom with plantation shutters, two walk-in robes featuring fitted shelving and drawers, and a modern ensuite with a separate WC.
- Additional Rooms: Separate theatre room with double sliding doors; a versatile study at the front of the home, which can serve as a fourth bedroom if needed.
- Comfort and Convenience: Bed 2 and Bed 3 are queen-sized with double sliding robes and fitted shelving. Functional laundry with a large walk-in linen closet.
- Garage and Access: Extra-large 7-meter deep garage with rear lane access, and newly installed side gates.
- Low Maintenance Outdoors: Stunning rear garden with easy-care artificial lawns and freshly poured limestone in the front courtyard.
- Prime Amenities: Located near a park, with convenient access to schools, shopping centers, train stations, and freeway entry.

Don't miss this opportunity to own a beautifully updated, low-maintenance home in one of the area's most sought-after estates. For further information or to arrange a viewing, please contact exclusive listing agents Cass Levitzke and Clarissa Alsop. Act swiftly this property won't last long!

### How to Register Your Interest:

1. Visit our website.

2. Locate the property listing you're interested in.

3. Click on the "Interested to Buy" button.

4. Follow the online platform's guidance to handle your inquiries and submit offers smoothly.

Need Assistance? If you require any further help, please feel free to contact our dedicated team.

\*\*\*please note all inspections are via the home open\*\*\*

Property Code: 401