

**28 Leda Boulevard, Wellard, WA 6170**

**House For Sale**

Thursday, 4 July 2024



28 Leda Boulevard, Wellard, WA 6170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Josephine Salter

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## Offers Over \$610,000

Discover the perfect family home at 28 Leda Boulevard, Wellard. Located in the sought-after Wellard Village estate, this beautiful 3x2 property offers convenience and tranquility in one package. Walk the kids to school with Wellard Village Primary School just 300m away, enjoy the nearby Somerford Park only 40m from your doorstep, and benefit from close proximity to Wellard Train Station (1.2km) and Wellard Strand Shopping/Medical (1.3km). Step inside to find a spacious layout featuring a master bedroom with a feature wall, abundant wardrobe space with a wall-to-wall walk-in wardrobe, and an ensuite with a separate toilet, vanity, and shower. The foyer entrance boasts a gorgeous barn door leading to the main living quarters. The modern open plan kitchen/dining/living area is perfect for family gatherings and entertaining and include split system heating and cooling plus a ceiling fan. The galley-style kitchen comes equipped with a dishwasher, 900mm oven, gas cooktop, rangehood, pantry, fridge recess, and breakfast bench. Additional living spaces include a large study/home office and a large theatre room with feature windows at the front of the home. Bedrooms 2 and 3 are both generously sized and feature built-in glass sliding wardrobes. The main bathroom includes a bath, shower, vanity, ample cupboard space, and a separate toilet. The laundry room is well-appointed with a linen cupboard, shelving, and a security door to the outside. Enjoy outdoor living in the paved alfresco area under the main roof, overlooking a stunning native garden that attracts wildlife and birds. The garden also features fruiting trees, including pomegranate. The feature decking is perfect for easy entertaining and leads to the double carport with laneway access. A lock-up storeroom at the rear of the home provides extra storage. Experience the best of modern living and natural beauty in this delightful Wellard Village home. Contact Josephine Salter from Semple Property Group today to arrange a viewing of 28 Leda Boulevard, Wellard, and make this your new home! Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.