

4 Dalton Road, Wellard, WA, 6170



House For Sale

Monday, 28 October 2024

4 Dalton Road, Wellard, WA, 6170

Bedrooms: 4

Bathrooms: 2

Type: House



Kim Liew

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Fantastic Family Home In Friendly Community Neighbourhood

ACCOMODATION

If you are looking for a modern family home, look no further! This 4 beds 2 bath home ticks all the boxes. The home is situated on top of a hill in the sought after pocket in The Village Wellard. It is perfect for a growing family, with plenty of spaces and multiple living areas to cater for families of all sizes.

From the main entrance, the wide open hallway welcome and leads you to the heart of the home. This well designed home comes with an open plan kitchen, living and dining that overlooks into the spacious alfresco area, perfect for entertainment with family and friends.

The kitchen features an expansive stone bench including an island stone bench, double sink, stainless steel appliances, and plenty of in built cupboard spaces for storage.

The large master retreat is located away from the minor bedrooms, complete with his and her walk in robe, vanity and spacious ensuite. There are three generously size minor bedrooms, all with built in robes and are located at the rear of the family home. There is a large theatre room, or alternatively you can turn this into a second living room.

FEATURES AND BENEFITS

- Neutral paint tone throughout
- LED oyster and recessed lighting fixtures
- High ceilings
- Security cameras
- Ducted reverse cycle air condition
- Split system in master bedroom
- Stainless steel 5 burner gas cooktop, fan force oven and rangehood
- Easy care tiles in hallway, living, dining and kitchen
- Spacious main bathroom with soaker tub
- Large laundry with linen cupboard
- Automatic security roller shutter for windows in master bedroom, theatre and family room
- Security screen for main front door and alfresco sliding door
- Shopper's entrance from the garage
- Remote double car garage
- Alfresco + gable patio
- Shed
- Fully reticulated (off the main)
- NBN

INVESTOR INFORMATION

This home is currently tenanted on a fixed lease to 20 January 2025 at \$540.00 per week. Forecast rent return \$690.00 - \$710.00 per week.

RATES

- Council Rates \$2,485.00 FY24/25
- Water Rates \$1,163.35 FY23/24

LOCATION

Ideally positioned and in close proximity to local parks, Leda Nature Reserve and Huntington Avenue Nature Reserve. This home also has easy access to Wellard Station and Wellard Square. It is located within Wellard Primary School catchment.

CONTACT

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "4 Dalton Road" to 0430 015 796 for further information.