

**6 Welbourn Rd, Swan View, WA, 6056**



**House For Sale**

Wednesday, 14 August 2024

6 Welbourn Rd, Swan View, WA, 6056

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## UNDER OFFER

### THE BENCHMARK

Perfectly positioned in Swan View's most coveted pocket, and meticulously renovated from top to bottom, this classic home sets a new benchmark for quality and luxury in the 3 x 1 market. With features and finishes ordinarily reserved for million-dollar homes, you'll be able to move right in and enjoy the considerable fruits of the sellers' labour.

### INSIDE

- Bespoke gourmet kitchen with 3mx1.2m stone benchtop, soft-close storage, SMEG 900mm freestanding oven with silent extractor, Miele dishwasher, and USB power outlets
- Large dining area, additional meals/lounge area with built-in storage
- Huge separate lounge room
- Generous master suite with WIR
- Freshly renovated bathroom with freestanding tub, floating vanity, floor to ceiling tiles, heated towel rail, plantation shutters, and large LED mirror
- Tiled separate w/c
- Newly renovated laundry with bespoke cabinetry (and stone bench top being installed next week)
- Two additional bedrooms with good separation from the master and lovely backyard outlook
- Wide format floorboards throughout
- LEDs throughout the entire home
- Five split systems - one in each of the three bedrooms, one in the kitchen/dining, one in the lounge
- Speakers throughout the home

### OUTSIDE

- Powered 5.3mx3m shed
- Entertainers' patio with speakers, huge fan
- Double carport with remote door, side access to yard
- Fantastic cubby house
- Fully fenced rear yard, perfect for kids and pets
- 4.4kw solar panels with 5kw inverter
- Security cameras and smart doorbell
- Front and rear reticulation
- Generator-ready plug hidden on the side of the home
- Elevated position for gorgeous sea breezes
- Low-maintenance gardens for busy downsizers, couples, and families.

Located in the optional intake area for the sought-after Greenmount Primary School, and a short walk to the Bridle Trail and Brown Park Rec Centre (with basketball courts, a toy library, and huge oval), this home is perfectly located for young families or families planning children. This home won't last, so please join us at our first home open on Sunday 11 August at midday.