

**74 Silversmith Street, Wellard, WA 6170**

**Professionals**

**House For Sale**

Wednesday, 26 June 2024

74 Silversmith Street, Wellard, WA 6170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2313 m2**

**Type: House**



Michael Stavrevski

0452647828

## MID to HIGH \$800,000

Michael Stavrevski proudly welcomes to you 74 Silversmith Street, Wellard. This spacious 4 bedroom, 2 bathroom home is the perfect family home located in the much sought after Homestead Ridge, with a land area of 2313 sqm, there is plenty of room for the kids to play, for entertaining guests and also for those who love nature. Features:

- A semi enclosed gabled patio, great for entertaining or just enjoying the tranquility.
- Multiple internal and external entertaining areas.
- Ample kitchen space perfect for big family gatherings, centered around a substantial island bench.
- Contemporary floor-to-ceiling tiling in the bathroom and ensuite, ensuring a modern look.
- 4 bedrooms with convenient walk-in or built-in robes, offering plenty of storage options.
- Split system reverse cycle units.
- Gas heating available.
- Tiling throughout the main areas.
- Functional powered workshop, ensuring a productive environment for DIY enthusiasts.
- Spacious double garage accommodating two vehicles comfortably.
- Connected to bore water.

Nestled in Homestead Ridge, a distinctive area of Wellard, this property boasts expansive bush blocks ideal for contemporary family lifestyles, ensuring tranquility and seclusion.

Nearby Amenities:

- Close Proximity to Wellard Square Shopping Centre, Costco and Kwinana Marketplace, Kwinana Hub Shopping Centre,
- Restaurants and Cafés: Wellard itself has local eateries, and neighboring suburbs offer diverse dining options, including cafes, restaurants, and takeaway outlets.
- Parks and Recreation: Enjoy outdoor activities at nearby parks and recreational areas, where you can find playgrounds, sports facilities, and open green spaces for picnics and relaxation.
- Schools and Education: Families with children can benefit from nearby schools, including primary and secondary schools, as well as childcare centers and educational facilities catering to different age groups.
- Medical Facilities: Access medical services and healthcare facilities at nearby clinics, medical centers and hospitals.
- Public Transport: Wellard is serviced by public transportation options such as buses and trains, 5 minute Drive to Wellard Train and Bus Station providing convenient access to the CBD, neighboring suburbs and the wider metropolitan area.
- Community Services: Benefit from community services and facilities, including libraries, community centers, and recreational programs organized by local councils.
- Fitness Centres: Stay active and maintain a healthy lifestyle with access to gyms, fitness centers, and sports clubs offering various exercise programs and facilities.

Located Close to both Kwinana and Marri Park Golf Courses. Council Rates Approx. \$2,400.00 PA Water Service Approx. \$282.60 PQ For more info message Michael Stavrevski via WhatsApp +61452 647 828 for Walkthrough Videos. Price is Mid to High \$800,000's Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.