

9 Harrogate Road, Wellard, WA, 6170



House For Sale

Wednesday, 25 September 2024

9 Harrogate Road, Wellard, WA, 6170

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House

Premium Built 5 x 2 | Elevated location | Nearby parks & amenity

END DATE SALE - All offers will be presented on the 3rd of October 2024 UNLESS SOLD PRIOR

Nestle into the tranquil community of Wellard WA a friendly neighbourhood known for its quiet environment welcoming atmosphere and its well equipped and functional infrastructure

Potential rent \$700 per week | Parkside family location | Nearby Wellard Train Station

A few steps from the popular Village Park | Elevated location | Wellard Village Shops nearby | Nearby the Wellard Well

Approximately 315 sqm total area | Approximately 142 sqm living area | Approximately 35 sqm garage area |
Approximately 15 sqm pergola area | Approximately 3 sqm portico area

Brief //

5 Bedroom - 2 Bathroom - 22 solar panels - OP kitchen with meals - Formal lounge - Reverse cycle ducted AC - Alfresco pergola - Security - Gardens - Gas and Sewer connected - Built 2020 - Land approx. 315 sqm - Home approx. 142 sqm - Pergola areas - Fish pond - Easy care perimeter - Artificial grassed front podium lawn garden and rear yard - Garden shed - Close to Wellard's shops parks schools and transports - Shire rates approx. \$2400 per year - Water rates approx. \$1130 per year

Features //

Located opposite the amazing Village Park including the Village Skate Park and the Village BMX Pump Track all full of colour and fun bordering nearby Wellard Primary and Busy Bees childcare offering flowing kitchen dining and living areas 5 generous bedrooms master with extra WIR space ensuite and separate bathroom large laundry separate WC RC ducted air conditioning rear private pergola alfresco yard with artificial lawns a fish pond water feature plus front land space including private podium courtyard with gorgeous plants welcoming visitors

Property //

Downsizers young couples investors this is a large street front home that is well presented well located secure spacious with \$strong rental returns and an elevated energetic exterior

Located near the popular Village Park with nothing to do here but move in and enjoy the spacious living lay out with kitchen dining living and 5 separate bedrooms plus separate bathroom and laundry in this walkable location to parks schools transport amenity and the many amazing recreational facilities this connective area has to offer

The bedrooms are a good size with attractive and durable wooden floorboards throughout and in the living areas providing a natural feel with added cleanliness perfect for all year around weather too

Currently this well cared for property has security screens on most windows and security doors big windows allowing natural lighting throughout with protection and maximum views of the lavish front and back gardens the both of which function as excellent outdoor alfresco entertaining areas under the pergola and the shade of the trees

The parking areas include 2 car garage 2 open drive way car bays 8 visitor parking bays at the park and many extra car bays all around the park across the street

Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting around the corner with Eden Park and F45 whilst offering everyday conveniences like Wellard Square Shops for all your shopping needs and the Well Bar and Bistro for shopping socialising and fantastic fun

A convenient property in one of the more functional locations Wellard has to offer with very low maintenance costs perfect for downsizers young couples minimalists and definitively secure lock and leave investing

Location //

- 700m to F45 Gym

- 500m to Eden Park
 - 10m to Village Park
 - 450m to Wellard Primary
 - 675m to Wellard Train Station
 - 650m to Wellard Square Shops
 - 600m to the Wellard Well and Tavern
- (All measurements are approximate only)

Don't miss this fantastic opportunity for home owners and investors alike priced to please this could be your first step to owning your own home suitable for investors but singles couples and small families picture perfect

Built : 2020

Pergola : 15 sqm

Garage : 35 sqm

Total : (approximately) 315 sqm

Living : (approximately) 142 sqm

Shire Rates : (approximately) \$2400 p.a.

Water Rates : (approximately) \$1130 p.a.

T&C'S :

* End Date Sale - Offers presented 3 | 10 | 2024

* The sellers reserve the right to accept an offer prior to the End Date Sale process

* Finance offers welcome (A written pre-approval will assist you in the offer process)

* Building & Termite inspections are welcome

* Flexible settlement time frames available

* Subject to sale offers are welcome

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Disclaimer:

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The accuracy of the information provided to you written or verbal cannot be guaranteed

If you are considering to purchase this property you must please make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you