

## Wellard, 12 Upwey Street

ANOTHER PROPERTY UNDER OFFER BY ROY BARRACLOUGH 0424 617 370

5 2 2

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1JXYGQ5](http://ljhooker.com.au/1JXYGQ5)

**Contact**  
**Roy Barraclough**  
0424 617 370  
[roy@ljhkwinana.com.au](mailto:roy@ljhkwinana.com.au)

Home Open - Cancelled

Roy from LJ Hooker Kwinana is proud to present this spectacular family home in a PERFECT location!

A short Walk to Wellard train Station and only 30-minute train ride to Perth CBD & Mandurah.

Walk or drive to Wellard Square Shopping Centre that offers Woolworths, Priceline Pharmacy, Wellard Family Practice, The Well Tavern, also a variety of cafes & eateries.

Quick access to the Kwinana Freeway.



**LJ Hooker Kwinana**  
**(08) 9439 3333**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

A short drive brings you to several major shopping precincts and schools, including Peter Carney Anglican School & Peter Carney Anglican Community School is short walk.

Short drive to the beach and Kwinana Market Place also walk to Many parks, BBQ areas, playgrounds and Henley bushland offers multiple walking trails, the Well Tavern, local shops, cafes and lovely parks are within walking distance or a short drive.

This beautiful maintained Spacious home has 5x bedrooms, 2x bathrooms - study and theatre room, easy care flooring in living areas and carpeted bedrooms, with built in double robes to the minor bedrooms.

The Features Are Endless:

- Spacious Open plan kitchen - family living - Dinning area.
- Spacious Separate theatre room.
- Large kitchen with ample bench top, stainless steel appliances & Walk-in pantry
- Master bedroom offers walk-in robe & private en-suite bathroom
- Bedroom 2 with walk-in wardrobes.
- Bedroom 3 & 4 With Built-in wardrobes.
- Bedroom 5
- Well-equipped family bathroom with bath & separate shower & bath.
- Large rear Paved & alfresco Patio/entertainment area to the rear yard
- Double garage
- Low maintenance, easy care gardens
- everse cycle air conditioning
- 6kw Solar system, with 22 panels

For more details or to arrange a viewing, please call or email Roy Barraclough today on 0424 617 370 Call today for a private viewing or attend one of our open days

#### PROPERTY INFORMATION

Council Rates: \$1,894.00 aprox

Water Rates: \$ 866.00 aprox

Block Size: 600sqm

Zoning: Residential

Build Year: 2013

Dwelling Type: HouseFloor Plan



**LJ Hooker Kwinana**  
**(08) 9439 3333**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



## More About this Property

Property ID	1JXYGQ5
Property Type	House
House Size	241 m2
Land Area	600 m2

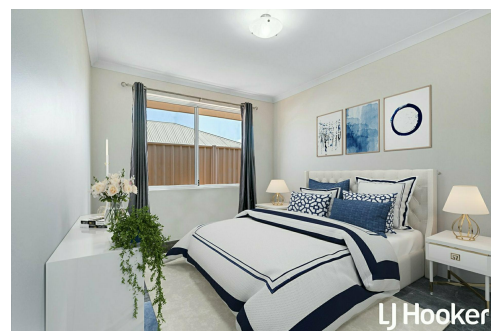
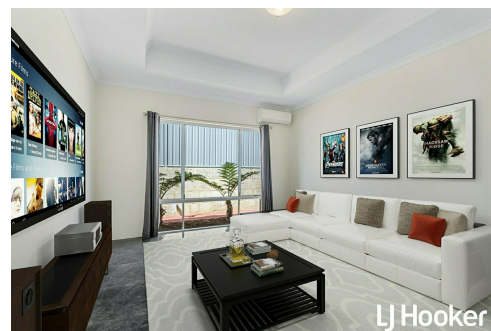
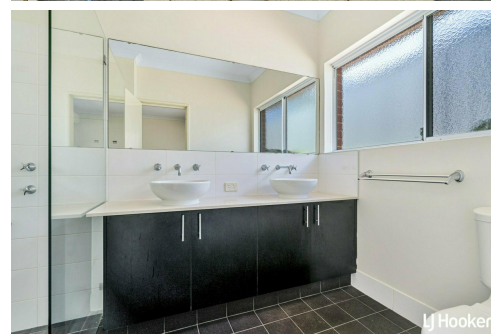
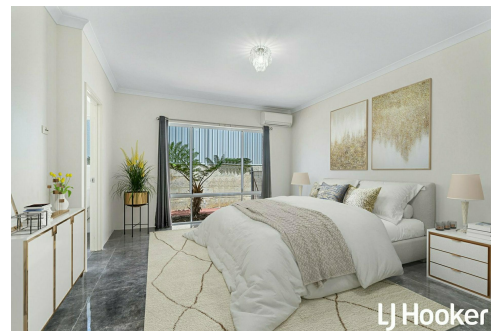
**Roy Barraclough 0424 617 370**

Sales Consultant | [roy@ljhkwinana.com.au](mailto:roy@ljhkwinana.com.au)

**LJ Hooker Kwinana (08) 9439 3333**

Unit 4, 40-46 Meares Avenue, KWINANA WA 6167

[kwinana.ljhooker.com.au](http://kwinana.ljhooker.com.au) | [reception@ljhkwinana.com.au](mailto:reception@ljhkwinana.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Kwinana**  
**(08) 9439 3333**