



## Wellard, 13 Dawn Street

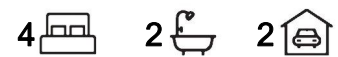
WHAT A STUNNER!!

Proudly presented by Shagun Ahuja of LJ Hooker

Discover the epitome of modern living at 13 Dawn Street Wellard, a well maintained 2016-built home that combines style, functionality, and convenient location. This spacious 4-bedroom, 2-bathroom double garage residence is situated on a generous 486 sqm green title block, nestled in the sought-after Sunrise Estate of Wellard

### Key Features:

The master bedroom is a haven of luxury, offering a large and spacious retreat. Pamper yourself in the Hollywood ensuite featuring Luxury Bath, double sink vanities, plantation shutters and enjoy the convenience of his & her walk-in robe, providing both comfort and style.



**For Sale**  
From \$725,000

**View**  
[ljhooker.com.au/5FDQFFB](http://ljhooker.com.au/5FDQFFB)

**Contact**  
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**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.

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All three additional bedrooms are generously sized, each featuring built-in robes. The queen-size layout ensures ample space for family or guests, creating cozy personal retreats. 2nd Bathroom & a powder room is strategically located to service all 3 secondary bedrooms

The home boasts a large cinema/theatre room featuring French doors, perfect to watch the latest blockbuster on Friday night

Embrace the heart of the home with a spacious open-plan kitchen, equipped with 900mm stainless steel appliances, stone bench top and overhead cabinetry. We hope you like cooking because this kitchen has it all! The family living area seamlessly connects, creating a warm and inclusive atmosphere.

Step outside to the backyard featuring an extra-large alfresco area, perfect for entertaining or just wind down with a glass of wine. The outdoors are lush green yet low maintenance with a fully reticulated veggie patch.

Nestled in the Sunrise Estate of Wellard, surrounded by quality parks, this residence offers a coveted lifestyle. Multiple school options are available within Wellard, and it's just a quick drive to local shops and even new Costco. Living here is so easy!

Why 13 Dawn Street?

- \* Impeccably maintained 2016-built by Gemmill Homes
- \* 486 sqm Green Title Block and 270 sqm Build up area
- \* Ducted reverse cycle air-condition
- \* 6.6 kw Solar system
- \* Crim safe security screens through out
- \* Separate study nook
- \* Security alarm system & CCTV system fitted in
- \* New primary school coming up less than a 1 km away
- \* Easy access to the freeway
- \* Rental Potential \$750 - \$800 per week

Outgoings:

- \* Council Rates - \$2,409 per annum
- \* Water Rates - \$1,193 per annum

Don't miss the chance to view this home and register your interest to attend the next home open



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## More About this Property

Property ID	5FDQFFB
Property Type	House
Land Area	486 m <sup>2</sup>

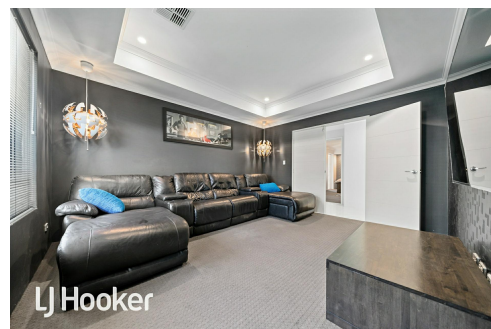
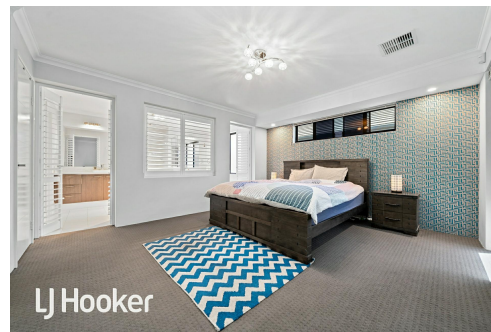
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# 13 Dawn Street, Wellard

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



HOUSE: 205.81m<sup>2</sup>  
GARAGE: 35.81m<sup>2</sup>  
PORCH: 2.95m<sup>2</sup>  
ALFRESCO: 26.01m<sup>2</sup>  
TOTAL: 270.58m<sup>2</sup>



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