



## Wellard, 132 Sunrise Boulevard

UNDER OFFER BY SHEENU (0456 208 107)

4 2 2

Elegant 4-Bedroom Family Home in Wellard

Sheenu from LJ Hooker is excited to present this modern 4-bedroom, 2-bathroom home with a double garage at 132 Sunrise Boulevard, Wellard. Built in 2014, this home combines stylish design with practical features, offering a comfortable and convenient living space for families.

### Key Features

- \* Bedrooms: 4
- \* Bathrooms: 2
- \* Garage: Double
- \* Built-in Wardrobes: Yes
- \* Seperate Theatre with door which can be used as a 5th room.
- \* Outdoor: Alfresco entertainment area with composite decking and a spa

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1JVUGQ5](http://ljhooker.com.au/1JVUGQ5)

**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.

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

- \* Land Size: 420 sqm
- \* Roof Area: Approximately 241 sqm including alfresco and garage
- \* Solar: Equipped with solar panels for energy efficiency
- \* Air Conditioning: Reverse cycle air conditioning throughout
- \* Storage: Attic in the garage with an included ladder for extra storage
- \* Gardening: Dedicated area in the backyard with soil and plants, perfect for gardening enthusiasts

#### Property Highlights

- \* Master Bedroom: Generously sized and inviting with his and her walk-in robes
- \* Minor Bedrooms: Spacious with built-in robes; serviced by a family bathroom
- \* Entertainment: Separate enclosed theatre room, ideal for movie nights
- \* Kitchen: Modern central kitchen featuring a breakfast bar and high-quality stainless steel appliances, including a 900mm cooktop
- \* Living Space: Expansive open-plan family and dining areas

#### Additional Features

- \* Connectivity: NBN ready for high-speed internet
- \* Flooring: Tiled floors throughout living areas

#### Location Highlights

- \* Nearby Parks: Enjoy the proximity to two natural parks, perfect for outdoor activities and relaxation
- \* Schools: close to Wellard Primary School; close to Jelly Beans Childcare, Kings College, and Peter Carnley High School
- \* Transport: Convenient access to Wellard train station and Kwinana Freeway
- \* Healthcare: Close to Bertram Medical Centre
- \* Shopping: Nearby Kwinana Shopping Centre and Costco Shopping Centre

#### Rates

- \* Kwinana Rates: Approximately \$2300 per year
- \* Water Rates: Approximately \$250 per quarter

Experience the best of contemporary living at 132 Sunrise Boulevard, Wellard. This elegant home offers a serene retreat with easy access to beautiful parks and modern conveniences. Don't miss out—contact Sheenu at 0456 208 107 or email at [sheenu.insan@ljhooker.com.au](mailto:sheenu.insan@ljhooker.com.au) for more details.

**Disclaimer:** This advertisement is based on the best information available from the seller. Buyers are encouraged to conduct their own research and inspections to confirm the property's details.



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## More About this Property

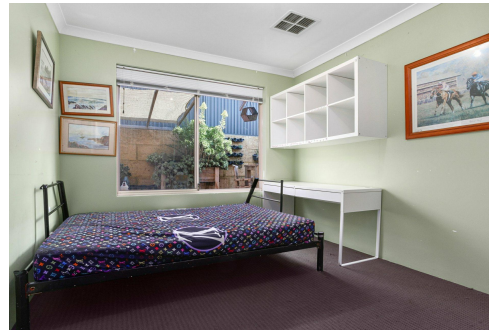
Property ID	1JVUGQ5
Property Type	House
House Size	156 m <sup>2</sup>
Land Area	420 m <sup>2</sup>
Including	Ensuite Air Conditioning Spa Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Sheenu Insan 0456 208 107**

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