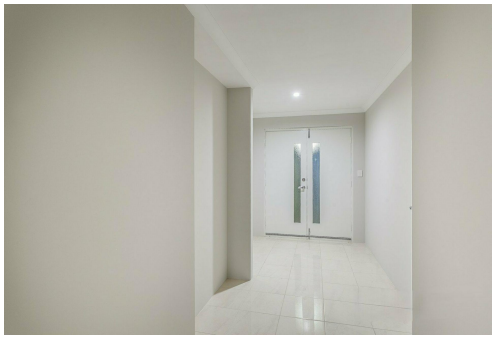








Wellard, 19 Quartz Avenue

Modern Family Living: 4-Bedroom Gem in Emerald Park Private Estate

4 2 2

For Sale
Please Call

View
ljhooker.com.au/1JS2GQ5

Contact
Sheenu Insan
0456 208 107
sheenu.insan@ljhooker.com.au

Sheenu from LJ Hooker is proud to present; An impressive 4-Bedroom Home in Emerald Park Private Estate

Built in 2013, this stunning property offers a perfect blend of comfort, style, and convenience. With spacious living areas and easy freeway access, it presents an ideal opportunity for families seeking a modern lifestyle.

Key Features:

- Bedrooms: 4
- Bathrooms: 2
- Garage: Double
- Built-in Wardrobes: Yes
- Outdoor: Alfresco Entertainment Area
- Location: Emerald Park Private Estate

LJ Hooker

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.

Property Highlights:
· Master Bedroom: Featuring two walk-in robes and a luxurious ensuite with a large shower and separate toilet.
· Minor Bedrooms: Generously sized with built-in robes, serviced by a spacious family bathroom.
· Entertainment: Separate enclosed theatre room for movie nights with family and friends.
· Kitchen: Central kitchen with stone benchtops, breakfast bar, and high-quality stainless steel appliances including a 900mm wide cooktop.
· Living Space: Large open-plan family and dining area leading seamlessly to the outdoor alfresco, perfect for entertaining.
· Low Maintenance: Both front and rear gardens are designed for easy care
· Connectivity: NBN ready for high-speed internet access.
· Extras: Wide entry with double doors, tiled floors throughout living areas, blinds included, fully fenced property.

Location Highlights:
Situated in the prestigious Emerald Park Private Estate, this home is just a short stroll from Wellard Primary School, making it perfect for families with school-aged children. Additionally, it offers easy access to the Kwinana Freeway, ensuring effortless commuting for residents.

* Convenient proximity to Wellard train station.
* Nearby Wellard Primary School for easy access to education.
* Close to Jelly Beans Childcare for your childcare needs.
* Conveniently located near Kings College for high school students.
* Proximity to Peter Carnley High School.
* Easy access to Bertram Medical Centre for healthcare needs.
* Close to the Kwinana Freeway for effortless commuting.
* Nearby Kwinana Shopping Centre for all your shopping requirements.
* Conveniently located near Costco Shopping Centre.
* Proximity to three natural parks for outdoor enjoyment.

Rates
Kwinana Rates: Approximately $2300 per year
Water Rates: Approximately $250 per quarter

Experience comfortable living at 19 Quartz Avenue Wellard. This home offers a peaceful retreat in a lively community.

Don't miss out—contact Sheenu at 0456 208 107 or sheenu.insan@ljhooker.com.au for details.

Disclaimer: We've crafted this advertisement to the best of our abilities using information provided by the seller. While we strive for accuracy, buyers are encouraged to conduct their own research and inspections to verify the property's details. The photos featured here are for representation only and were taken in 2018.

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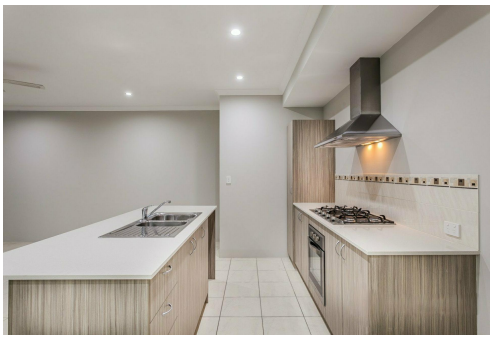
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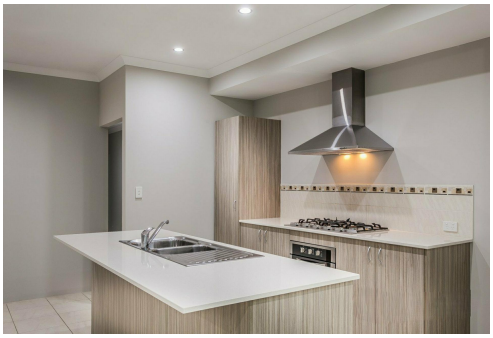
More About this Property

Property ID	1JS2GQ5
Property Type	House
Land Area	475 m²
Including	Ensuite Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Sheenu Insan 0456 208 107
Sales Consultant | sheenu.insan@ljhooker.com.au

LJ Hooker Kwinana (08) 9439 3333
Unit 4, 40-46 Meares Avenue, KWINANA WA 6167
kwinana.ljhooker.com.au | reception@ljhkwinana.com.au











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