



Wellard, 24 Monolith Way

Discover Comfort and Convenience in this Wellard Gem

Stunning Modern Home in the Serene Living Edge Community

Sheenu from LJ Hooker Kwinana is thrilled to present this immaculately maintained home, built in 2021, nestled in the peaceful and family-friendly Living Edge community of Wellard. This residence effortlessly blends modern comfort with a serene lifestyle, making it the perfect choice for those looking to enjoy the tranquility of a quiet neighborhood while still being close to all essential amenities.

The home boasts four generously sized bedrooms, each equipped with walk-in wardrobes for ample storage. The luxurious master suite includes a private ensuite, offering the perfect retreat at the end of a busy day. A highlight of this home is the his and hers walk-in wardrobe in the master suite, ensuring plenty of space for both. In addition to the master ensuite, there are two other well-appointed bathrooms, providing convenience for the whole family.



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.



For Sale
Please Call

View
ljhooker.com.au/1JYAGQ5

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LJ Hooker Kwinana
(08) 9439 3333

Designed for modern living, the home features a dedicated study room, which can easily be converted into a fifth bedroom, catering to the diverse needs of today's families. The spacious open-plan living and dining areas are flooded with natural light, creating an inviting and airy atmosphere perfect for family gatherings, entertaining, or simply relaxing.

The kitchen is a chef's dream, with 900mm appliances, stone benchtops, and ample cupboard space, making meal preparation a breeze. The living spaces extend out to the outdoor areas, including artificial lawns at the front and back gardens, ensuring minimal upkeep and more time for relaxation. The Colourbond roof and concrete driveway add to the home's contemporary design and durability, while the high ceilings throughout the home enhance the sense of space and light.

Security is a key feature of this property, with security cameras installed and a security door at the entrance from the garage. The double-car garage provides ample space for vehicles, while the fully fenced yard ensures privacy and safety. This property offers peace of mind, knowing that you have both secure parking and a safe environment for your family.

Situated in a quiet, family-oriented neighborhood, this home offers easy access to nearby schools, parks, shopping centers, and public transport. With the Kwinana Freeway just a short drive away, commuting and running errands has never been easier. Plus, you'll be close to Costco and a variety of amenities, making this location both convenient and desirable.

Key Features:

- * Four spacious bedrooms, each with walk-in wardrobes
- * Master suite with ensuite and his & hers walk-in wardrobe
- * Two modern bathrooms
- * Separate study room that can be used as a 5th bedroom
- * Bright, open-plan living and dining area with natural light
- * Reverse cycle air conditioning for year-round comfort
- * Low-maintenance artificial lawns at front and back gardens
- * Stylish Colourbond roof and concrete driveway
- * Gourmet kitchen with stone benchtops and 900mm appliances
- * High ceilings throughout the home, enhancing space and light
- * Security door at the entrance from the garage for added peace of mind
- * Fully fenced yard for secure parking and privacy
- * Close to schools, parks, shopping centers, and public transport
- * Easy access to Kwinana Freeway

Rates:

- * Kwinana Rates: Approximately \$2,300 per year
- * Water Rates: Approximately \$250 per quarter

This exceptional property offers the perfect blend of comfort, security, and convenience, making it an ideal choice for families seeking a modern home in a peaceful location.

Experience the ideal combination of comfort and tranquility at 24 Monolith Way, Wellard.



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For more information or to schedule a viewing, please contact Sheenu at 0456 208 107 or email sheenu.insan@ljhooker.com.au.

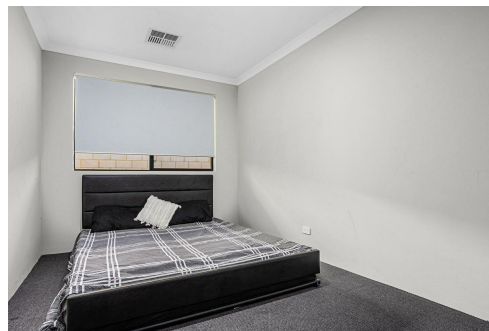
Disclaimer: This advertisement has been created to the best of our knowledge using information provided by the seller. While we strive for accuracy, buyers are encouraged to conduct their own research and inspections to verify the property's details.

More About this Property

Property ID	1JYAGQ5
Property Type	House
Land Area	375 m2
Including	Ensuite Study Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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