



29 Aquinnah Way, Wellard

## Wellard Gem & ndash; 4x2 + Theatre, Solar & Stylish Open-Plan Living"

? Sheenu from LJ Hooker Kwinana Proudly Presents

This stunning 4-bedroom, 2-bathroom home with a separate theatre is perfectly positioned in a quiet location surrounded by quality homes. Thoughtfully designed in 2016 with a clever open-plan layout, this residence offers a seamless flow from start to finish & mdash; ideal for families searching for space, comfort, and convenience.

? Key Features:

- 4 spacious bedrooms with built-in robes (master with walk-in robe & ensuite)
- 2 modern bathrooms
- Open-plan living, dining & kitchen with wide layout
- Gourmet kitchen with stone benchtops, 900mm stainless steel appliances, and ample storage
- Separate theatre for family movie nights
- Reverse cycle air conditioning
- Solar panels for energy efficiency
- Tiling throughout living areas

4 🚗 2 🚗 2 🚗

**FOR SALE**

Please Call

**AGENTS**

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Fayez Hourani

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**AGENCY**

LJ Hooker Kwinana

(08) 9439 3333

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**

- 2-car garage with direct home access
- 212sqm under the main roof (including alfresco & garage)
- Low-maintenance backyard with artificial lawn

**Prime Location:**

- Walking distance to the bus stop
- Short drive to Wellard Train Station
- Close to Wellard Primary School, King's College, Bertram Family Practice, local parks & childcare centers
- Minutes to Kwinana Freeway, Kwinana Shopping Centre, Bertram IGA, Wellard Shopping Square, Costco & Super Chem Bertram Medical

Rental Appraisal: Approx. \$720 &ndash; \$750 per week

All offers will be presented to the sellers for consideration. Don't miss your chance to secure this wonderful family home!

Contact Sheenu today on 0456 208 107 or email [sheenu.insan@ljhooker.com.au](mailto:sheenu.insan@ljhooker.com.au) for more information or to arrange a viewing.

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Disclaimer: This advertisement has been prepared based on information provided by the seller. While every effort has been made to ensure accuracy, buyers are advised to conduct their own due diligence and research to satisfy themselves on all details.

**MORE DETAILS**

Property ID	1K4AGQ5
Property Type	House
Land Area	375 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

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