



Wellard, 32 Fairhaven Boulevard

INVESTMENT OPPORTUNITY

By appointment only

This property will be open for inspection, Sunday 17th December 23, 11:00am to 11:45am

Please call 0424 617 370 to confirm your appointment.

Currently leased at \$550.00 PW until 24/01/2027.

LJ Hooker Kwinana is proud to present this spectacular family home in the Award Winning Providence Estate!

Perfectly located with convenient Public transport or a short Drive to Wellard train Station and only 35-minute train ride to Perth CBD & Mandurah & Wellard Square



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/1JMSGQ5

Contact

Roy Barraclough

0424 617 370

roy@ljhkwinana.com.au

LJ Hooker Kwinana
(08) 9439 3333

Shopping Centre that offers Woolworths, Wellard Family Practice, The Well Tavern, also a variety of cafes & eateries with quick access to the Kwinana Freeway.

Short drive to the beach and Kwinana Market Place also a short walk to many parks, BBQ areas, playgrounds also Henley bushland offers multiple walking trails, the Well Tavern, local shops, cafes and lovely parks are within walking distance or a short drive.

Also a short drive to several major shopping precincts and schools.

This beautiful Spacious home has 3 bedrooms, 2 bathrooms – separate lounge, open plan family-dining area and built in robes to the minor bedrooms.

The Features Are Endless:

- Spacious Separate lounge
- Spacious Open plan kitchen – family living – Dining area.
- Large kitchen area with ample bench top, stainless steel appliances
- Master bedroom offers a walk-in robe & private en-suite bathroom
- 2 spacious minor Bedrooms with Built-in wardrobes.
- Well-equipped family bathroom with bath & separate shower.
- Spacious Laundry, linen cupboard and external access to the washing line
- Large rear – alfresco Patio/entertainment area to the rear yard
- Ducted Evaporative air conditioning
- Low maintenance, easy care gardens
- Double garage

For more details or to arrange a viewing, please call or email Roy Barraclough today on 0424 617 370.

PROPERTY INFORMATION

Council Rates: \$2,251.00 approx.

Water Rates: \$ 836.69 approx.

Block Size: 476sqm

Build Year: 2015

Dwelling Type: House

Floor Plan: Available



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More About this Property

Property ID	IJMSGQ5
Property Type	House
House Size	156 m ²
Land Area	476 m ²
Including	Ensuite Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

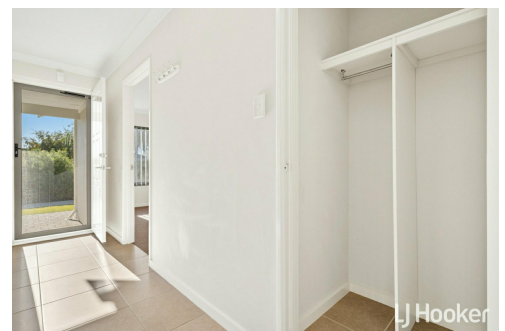
Roy Barraclough

Sales Consultant | roy@ljhkwinana.com.au

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