



Wellard, 39 Affinity Street

Perfect Blend of Comfort and Convenience in Wellard

Sheenu from LJ Hooker Kwinana is thrilled to present this stunning home in the sought-after Sunrise precinct of Wellard. With its spacious design, immaculate presentation, and modern features, this property offers the perfect blend of comfort, style, and convenience. Whether you're a growing family or simply seeking a peaceful retreat, this home ticks all the boxes. Thoughtfully maintained and move-in ready, it boasts a range of features that ensure both comfort and security. Ideally located close to parks, schools, shops, and transport, this is the perfect place to call home.

Key Features:

- * Three generously sized bedrooms, including a master ensuite with his and her wardrobes
- * Separate theatre/TV room for added entertainment space
- * Open-plan kitchen and living area that flows seamlessly to a private garden



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/1JYCGQ5

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

LJ Hooker Kwinana
(08) 9439 3333

- * Covered alfresco area with blinds, ideal for year-round entertaining
- * Low-maintenance front and back gardens
- * Well-appointed kitchen with 900mm stainless steel appliances
- * Stylish timber-effect flooring throughout with neutral tones
- * Double car garage for secure parking
- * Security door installed for added safety and peace of mind
- * Laundry with linen wardrobe for extra storage
- * Conveniently located within walking distance to beautiful parks, ideal for outdoor activities
- * Close proximity to Wellard Train Station and Kwinana Train Station for easy commuting
- * Easy access to the Kwinana Freeway, making it ideal for travel
- * Close to Wellard Primary School, Kings College, and other high schools like Peter Carnley for older students
- * Close to Jelly Beans Childcare Centre, ensuring easy access to early learning
- * Shopping is a breeze with Costco, Kwinana Shopping Centre, Bertram Local Shops, and Wellard Shopping Centre all nearby

Rates:

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

This exceptional property offers the perfect combination of comfort, security, and convenience, making it an ideal choice for those seeking a modern home in a peaceful location. Experience the ideal blend of comfort and tranquility at 39 Affinity Street, Wellard.

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	1JYCGQ5
Property Type	House
Land Area	375 m2
Including	Ensuite Air Conditioning Evaporative Cooling Toilets (2) Built-in-Robes Secure Parking Fully Fenced

Sheenu Insan 0456 208 107

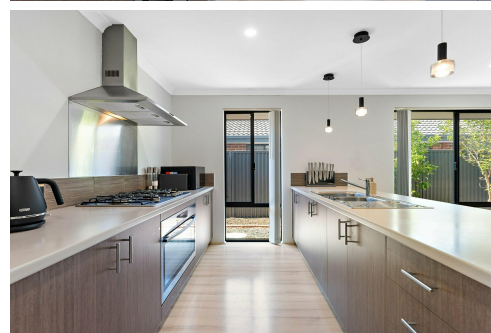
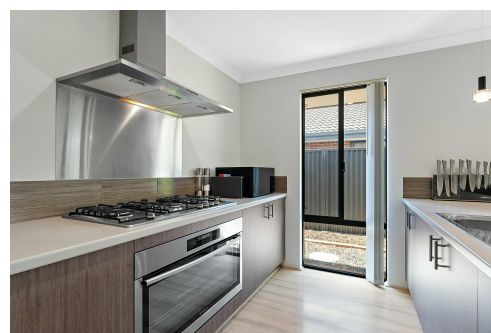
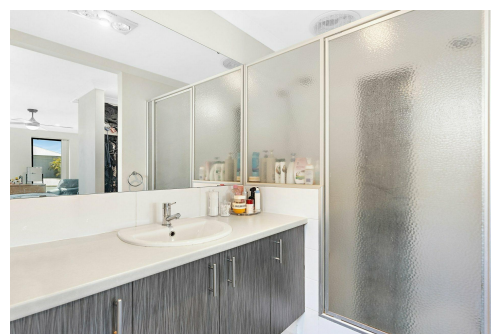
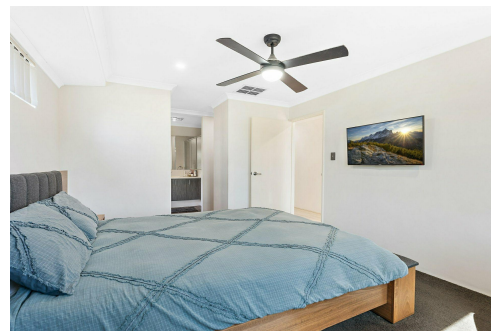
Sales Consultant | sheenu.insan@ljhooker.com.au

LJ Hooker Kwinana (08) 9439 3333

Unit 4, 40-46 Meares Avenue, KWINANA WA 6167
kwinana.ljhooker.com.au | reception@ljhkwinana.com.au



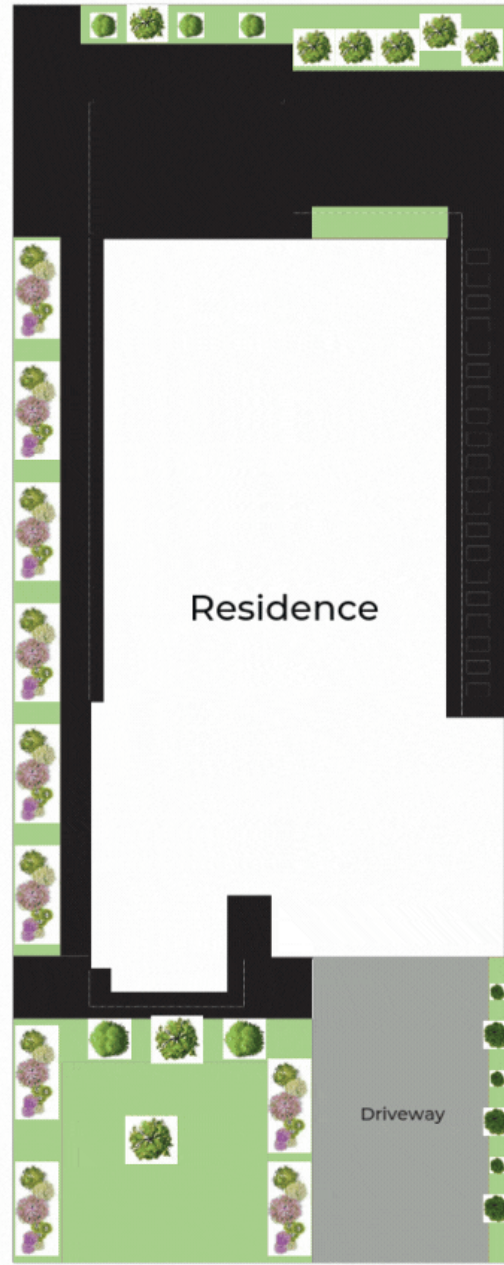
Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



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



Approximate Areas	
Living Area:	127m ²
Porch:	2m ²
Alfresco:	19m ²
Garage:	37m ²
Approx. Total:	228m ²



SITE PLAN
Land Area: 375m²

39 Affinity Street, Wellard

Not to scale ● All measurements are approximate ● Drawn for presentation purposes only bookings@press-play.tv



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.