



**SOLD**

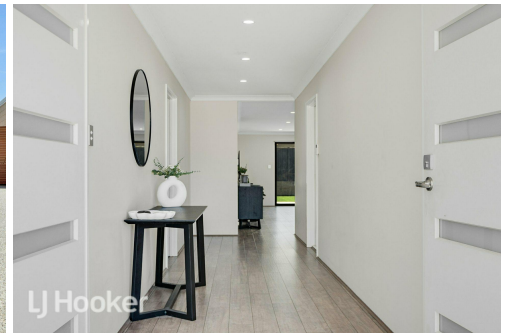
LJ Hooker



LJ Hooker



LJ Hooker



LJ Hooker

## Wellard, 45 Daybreak Loop

Modern Ross North Built Residence - Perfect for Families, Investors, and First-Time Buyers

Sheenu from LJ Hooker is proud to present this exceptional property to the market. Set on an approximately 441m<sup>2</sup> block, this stylish and contemporary home was built by Ross North Homes in 2016. Offering 3 spacious bedrooms, 2 bathrooms, and a versatile theatre room that could easily serve as a 4th bedroom, this property is perfect for families, first-time buyers, or investors looking for strong returns.

The home features split system air conditioning in the master bedroom, living & dining area, theatre room, ensuring year-round comfort throughout the home. All fixtures and fittings have been upgraded to high-quality standards, giving the home a sleek, modern feel. Investors can expect an estimated rental return of approximately \$700 per week, making it an attractive investment opportunity.

Inside, the open-plan living area creates a light, airy atmosphere, flowing seamlessly into the modern kitchen. The kitchen boasts stone countertops, a 900mm stainless steel stove



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1JYJGQ5](http://ljhooker.com.au/1JYJGQ5)

**Contact**  
**Sheenu Insan**  
0456 208 107  
[sheenu.insan@ljhooker.com.au](mailto:sheenu.insan@ljhooker.com.au)



**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.

and oven, and ample storage space, making it perfect for both cooking and entertaining. The master suite offers a luxurious retreat with a large en-suite featuring a spacious shower, while the minor bedrooms come with built-in robes and plenty of space.

The alfresco area with artificial turf offers a generous outdoor space perfect for entertaining family and friends. The backyard is securely fenced with Colourbond fencing and limestone retaining, providing both privacy and low-maintenance living.

The freshly aggregated driveway offers ample space, easily accommodating up to six cars in front of the garage, with an additional two cars fitting comfortably in the garage itself.

This home enjoys an outstanding location in the desirable Sunrise at Wellard community, offering both peace and convenience. Kwinana Beach is just approximately 12 minutes away, perfect for swimming, water sports, or enjoying a barbeque with friends and family. Wellard & Kwinana train stations are easily accessible, ensuring commuting to Perth or Mandurah is a breeze. With quick access to Kwinana Freeway, this home is well-connected to all major amenities.

For shopping, Kwinana Marketplace, Rockingham Shopping Centre, Wellard Shopping Centre, and Costco are all within a short drive. Families will appreciate the proximity to schools—Wellard Primary School, Kings College, and Peter Carnley are all nearby, offering excellent education options for children of all ages. The location offers everything you need for a comfortable, convenient lifestyle.

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 45 Daybreak Loop, Wellard. For more information or to schedule a viewing, please contact Sheenu at 0456 208 107 or email [sheenu.insan@ljhooker.com.au](mailto: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.



**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.

## More About this Property

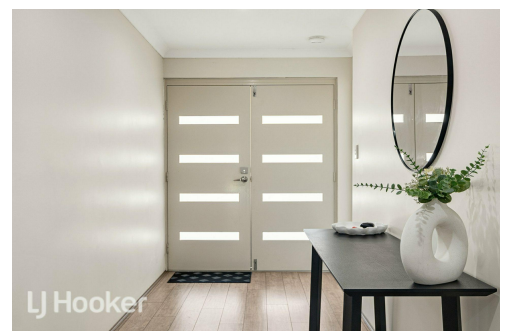
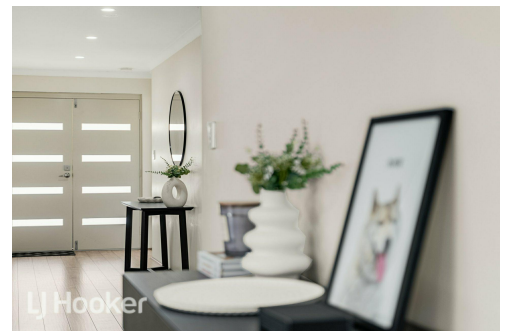
Property ID	1JYJGQ5
Property Type	House
Land Area	441 m2
Including	Ensuite Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Sheenu Insan 0456 208 107**

Sales Consultant | [sheenu.insan@ljhooker.com.au](mailto:sheenu.insan@ljhooker.com.au)

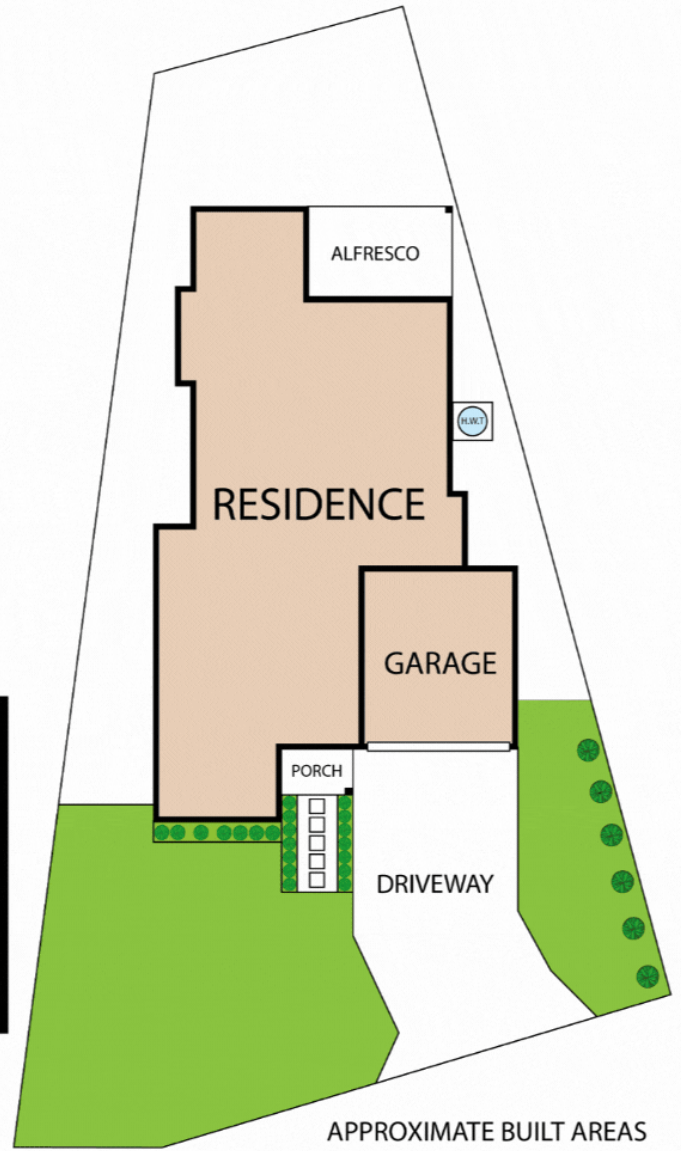
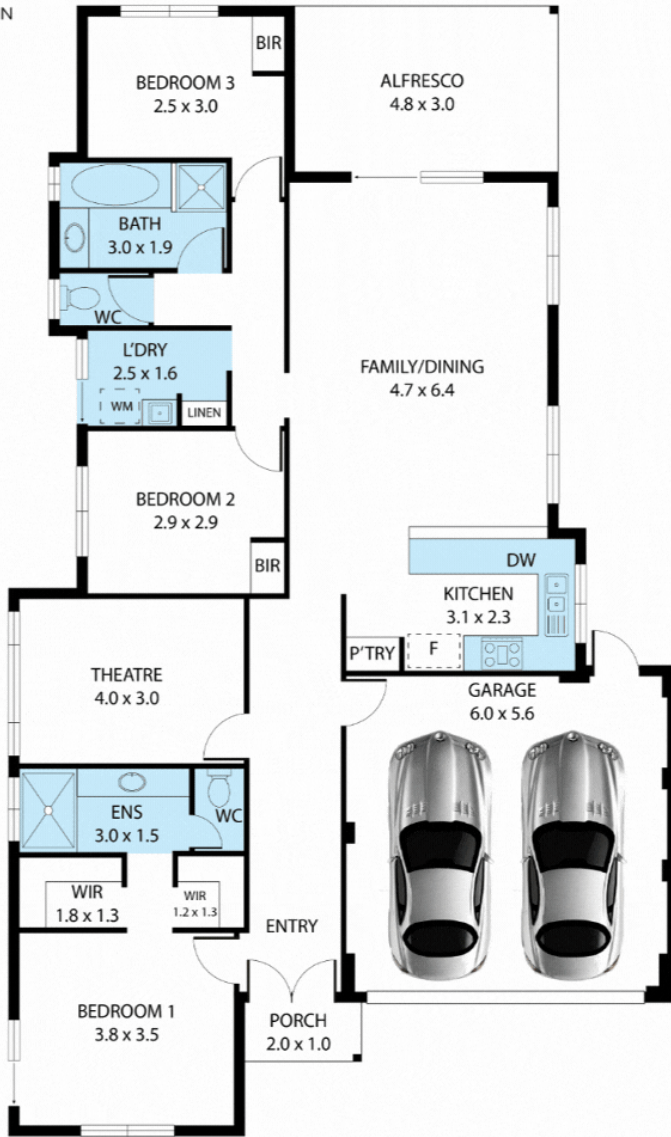
**LJ Hooker Kwinana (08) 9439 3333**

Unit 4, 40-46 Meares Avenue, KWINANA WA 6167  
[kwinana.ljhooker.com.au](http://kwinana.ljhooker.com.au) | [reception@ljhkwinana.com.au](mailto: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 BUILT AREAS	
BUILTS AREA	: 146m <sup>2</sup>
GARAGE	: 35m <sup>2</sup>
ALFRESCO	: 14m <sup>2</sup>
PORCH	: 2m <sup>2</sup>
TOTAL BUILTS AREA	: 197m <sup>2</sup>

### 45 Daybreak Loop, Wellard, WA, 6170

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.