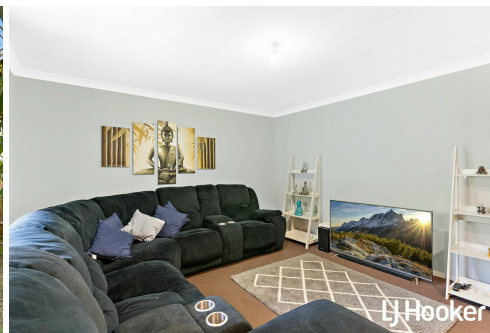
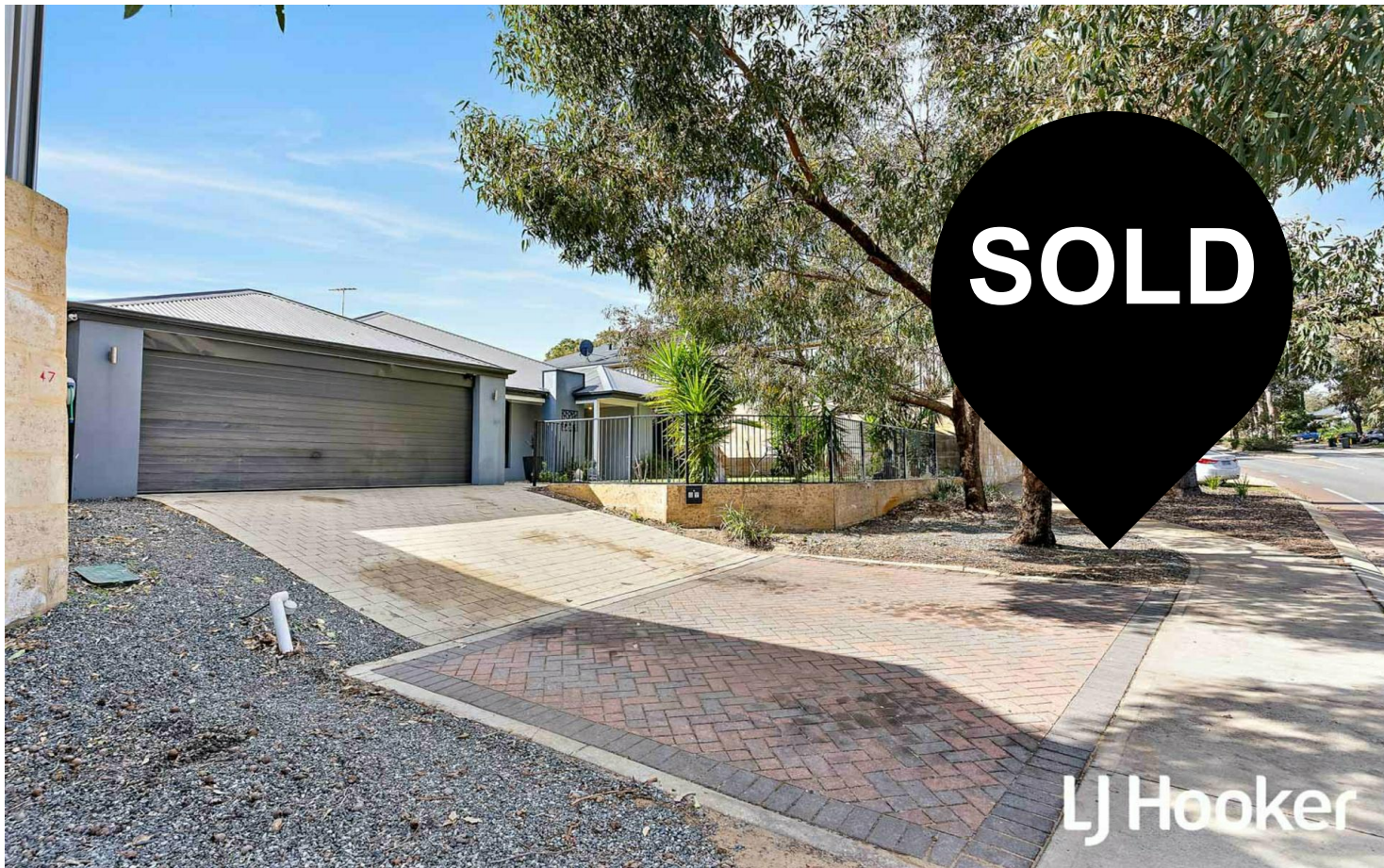




Wellard, 47 Leda Boulevard

SPACIOUS FAMILY HOME

4 2 2

Expressions of Interest!

47 Leda Boulevard Wellard WA 6170

LJ Hooker Kwinana is proud to present this spacious family home in a PERFECT location!

With Convenient Public transport or a short Drive or walk to Wellard train Station and only 35-minute train ride to Perth CBD & Mandurah, also Wellard Square Shopping Centre offers Woolworths, Priceline Pharmacy, Wellard Family Practice, The Well Tavern, also a variety of cafes & eateries.

Quick access to the Kwinana Freeway.

Short drive to the beach and Kwinana Market Place also a short walk to many parks, BBQ

For Sale
Please Call

View
ljhooker.com.au/1JUZGQ5

Contact
Roy Barraclough
0424 617 370
roy@ljhkwinana.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.

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 Spacious family home has 4x bedrooms, 2x bathrooms - separate lounge or theatre room or rumpus room, easy care flooring in living areas and bedrooms, with built in robes.

The Features Are Endless:

- Spacious Separate lounge or theatre room
- Spacious Open plan kitchen - family living - Dining - Games area.
- Large kitchen area with ample bench top, stainless steel appliances & pantry
- Master bedroom with his - hers walk in robe & private en-suite bathroom
- 3 Spacious Bedrooms with Built-in wardrobes.
- Well-equipped family bathroom with bath & separate shower.
- Laundry with bench space, and storage cabinetry, with external access to the washing line
- Large rear – alfresco Patio/entertainment area to the rear yard
- Wall mounted reverse cycle air conditioning
- Low maintenance, easy care gardens
- Double garage with access to rear garden

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

PROPERTY INFORMATION

Council Rates: \$1,794.00 approx.

Water Rates: \$ 836.69 approx.

More About this Property

Property ID	1JUZGQ5
Property Type	House
House Size	189 m ²
Land Area	558 m ²

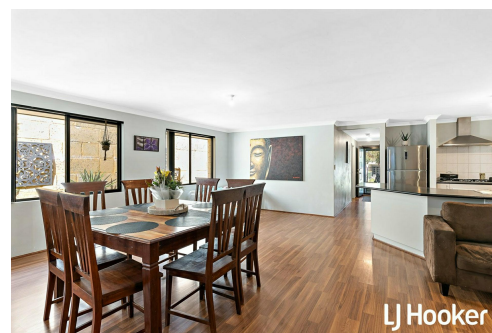
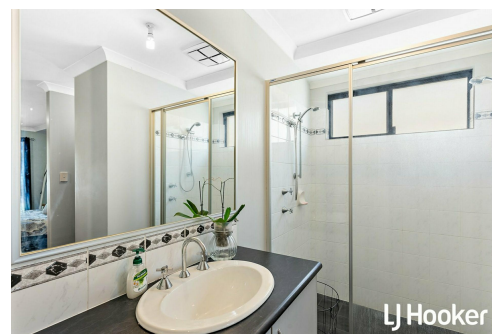
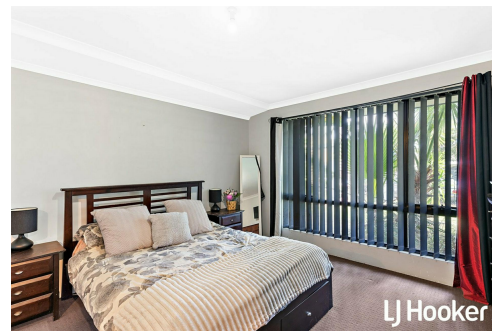
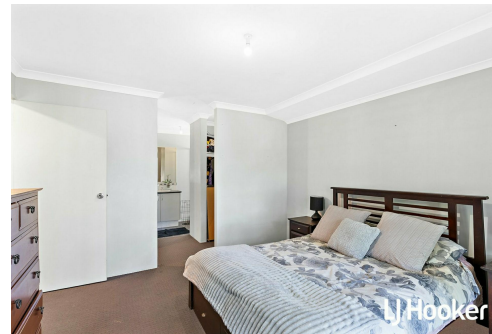
Roy Barraclough 0424 617 370

Sales Consultant | roy@ljhkwinana.com.au

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Unit 4, 40-46 Meares Avenue, KWINANA WA 6167

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