

## Wellard, 63 Ryhill Crescent

ANOTHER PROPERTY SOLD BY ROY BARRACLOUGH  
0424 617 370

Perfectly Positioned, Low-Maintenance 3-Bedroom Home in Wellard

Roy from LJ Hooker Kwinana is proud to present this beautiful home to the market.

Experience ultimate convenience and a low-maintenance lifestyle with this stunning 3-Bedroom, 2-Bathroom 2-Car home, built in 2016, ideally situated in the heart of Wellard. With a short walk to Wellard Train Station nearby, commuting to Perth CBD & Two Rocks - Mandurah and surrounding areas is effortless. This home is located in a thriving, family-friendly community, just a short walk from the popular Wellard Village Shopping Precinct, local cafes, specialty stores, and the vibrant Wellard Local tavern. Enjoy the relaxed lifestyle with lush parks and easy access to major roads, providing both comfort and convenience at every turn.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1JZ1GQ5](http://ljhooker.com.au/1JZ1GQ5)

**Contact**  
**Roy Barraclough**  
0424 617 370  
[roy@ljhkwinana.com.au](mailto: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.

## Features:

- Modern kitchen featuring stainless steel appliances, overhead rangehood
- Open-plan living and meals area with light, bright pastel decor
- Spacious master bedroom with built-in wardrobe and a private ensuite
- Two additional bedrooms with built-in robes
- Low-maintenance backyard with a generous paved courtyard
- Low-maintenance front garden with easy-care landscaping
- Security door installed at the front of the house for added peace of mind
- Laminated flooring throughout the property, except for wet areas
- Split system air conditioning in the living and dining area for year-round comfort
- Secure double garage with automatic door
- Additional highlights include easy access to major roads, nearby shopping and dining options, and proximity to local schools such as Wellard Village Primary School and Peter Carnley Anglican School.

## Perfect Location.

- Just a short walk to Wellard Village Shopping Centre and Wellard Train Station
- Conveniently close to Kwinana Shopping Centre and Costco
- Close proximity to Kwinana Freeway for quick access to Perth and surrounding areas
- Situated in a sought-after estate, surrounded by nature, offering peace and convenience

This property is ideal for those seeking a modern home with spacious living, a low-maintenance lifestyle, and the convenience of everything within reach. Whether you're a busy professional, a growing family, or downsizing, this home provides the perfect balance of comfort and practicality.

Don't miss out on the opportunity to make this dream home yours in one of Wellard's most desirable locations.

## Rates:

- Kwinana Rates: Approximately \$2,000 per year aprox
- Water Rates: Approximately \$250 per quarter aprox

For more information or to schedule a viewing, please contact Roy at 0424 617 370 or email [roy@ljhkwinana.com.au](mailto:roy@ljhkwinana.com.au).

**Disclaimer:** This advertisement has been created based on the information provided by the seller. While every effort has been made to ensure accuracy, buyers are encouraged to undertake their own research and inspections to verify the property's details. The photos are from 2025.



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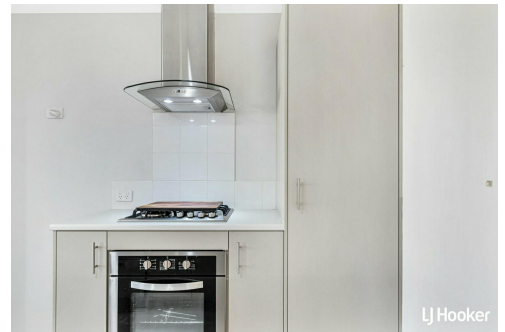
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## More About this Property

Property ID	1JZ1GQ5
Property Type	House
Land Area	239 m2
Including	Toilets (2)

**Roy Barraclough 0424 617 370**  
Sales Consultant | [roy@ljhkwinana.com.au](mailto:roy@ljhkwinana.com.au)

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