



Wellard, 68 Ryhill Crescent

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

Sheenu 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 home, built in 2015, ideally situated in the heart of Wellard. With Wellard Train Station nearby, commuting to Perth CBD 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.

Features:

* Modern kitchen featuring stainless steel appliances, overhead rangehood



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
Offers Over \$599,000

View
ljhooker.com.au/1JYGGQ5

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

LJ Hooker Kwinana
(08) 9439 3333

- * Open-plan living and meals area with light, bright pastel decor
- * Spacious master bedroom with his and her walk-in wardrobes 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

Rates:

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

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. This house is currently rented and will be available for occupancy in February.

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

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 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 2016 and are for reference purposes only.



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More About this Property

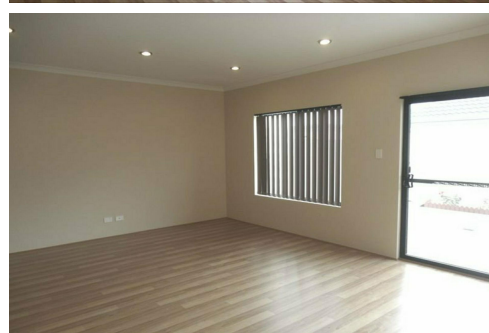
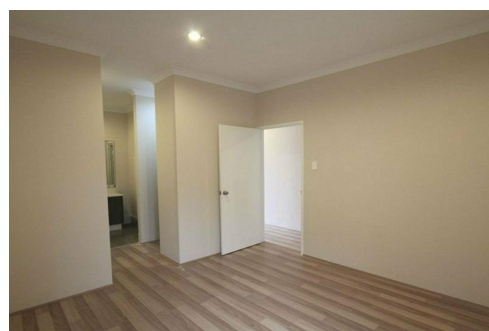
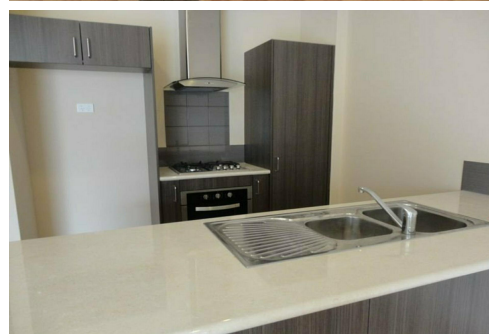
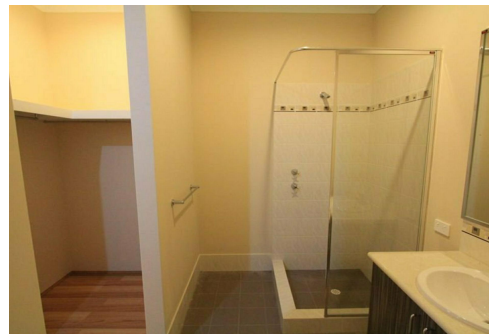
Property ID	1JYGGQ5
Property Type	House
Land Area	225 m2
Including	Toilets (2)

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



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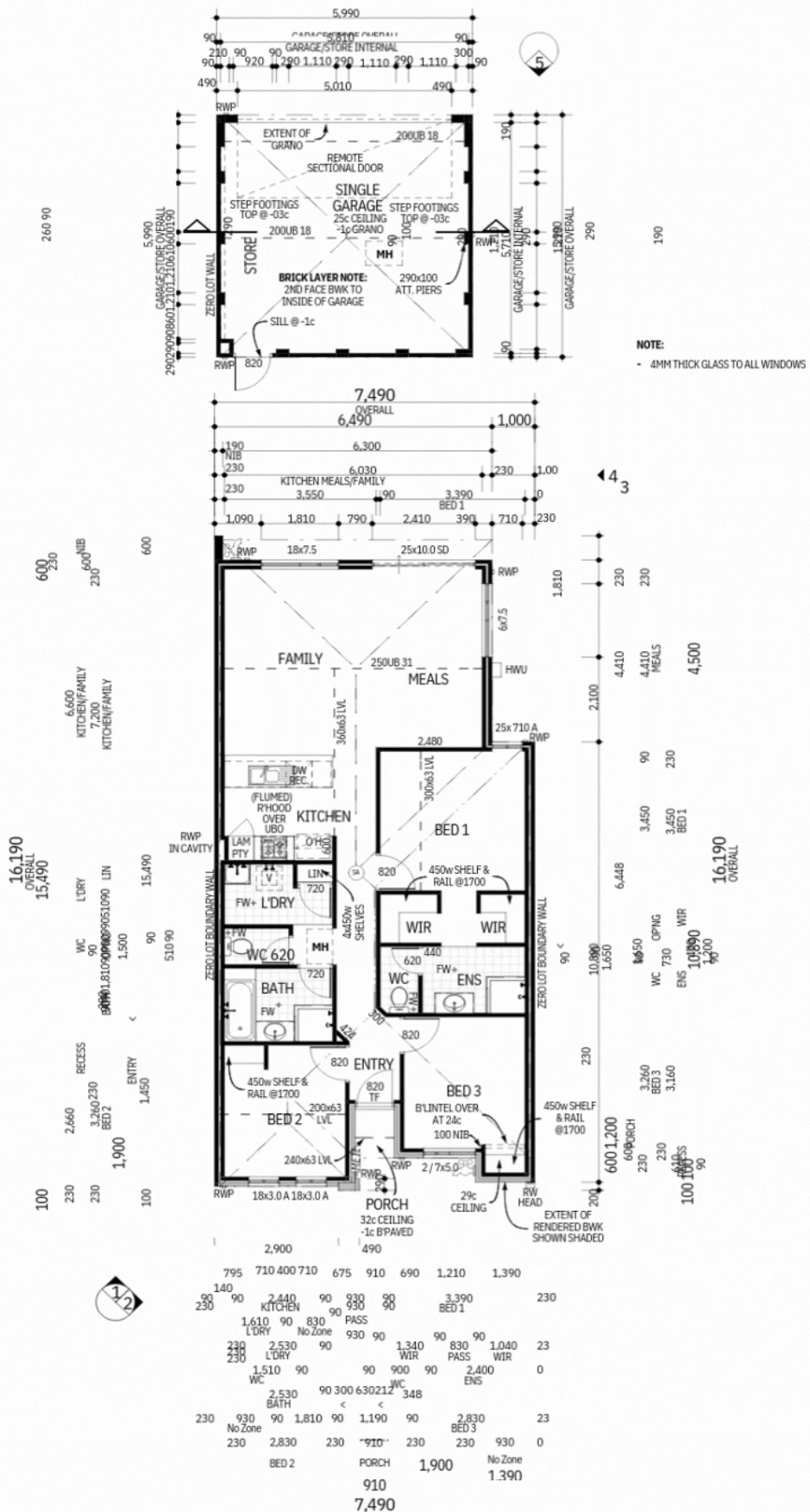
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AREAS:		
	PERIM. (m)	AREA (m2)
HOUSE AREA	49.5	108.3
GARAGE	6	2
STORE	21.7	29.35
PORCH	8	6.53
		145.29 m ²

NOTE:

NOTE:
32c CEILINGS THRU OUT UNLESS OTHERWISE NOTED

NOTE:
4MM THICK GLASS TO ALL WINDOWS



**MANHATTAN SERIES
THE GIANTS**

© COPYRIGHT MODEL N°

REVISION	VO #	DRN	DATE	CHK
PWDI	12/02/2014	PM	22/11/14	KT
SURVEY		DV	24/2/15	DM
VO	153599	DV	13/4/15	PM
PRESTART		EH	24/4/15	JP
FINAL PDF, VO	157452	EH	18/5/15	EH

CLIENT:
**JAY &
SHIJIN**
ADDRESS:
**LOT 819
RYHILL CRESCENT
WELLARD**

DATE	18/5/15
MAP REF:	447 21 59
COASTAL CATEGORY	N1
ENGINEERS DETAIL	D10V
JOB N°	1513152
SHEET N°	3 OF 7