



7 Bluebird Street, Wellard




ENERGY EFFICIENT FAMILY LIVING IN EMERALD PARK & SOLAR, SHUTTERS & SPACE !

Set on an approx. 452sqm block in the prestigious Emerald Park Estate, this spacious and energy-efficient family home delivers the perfect balance of comfort, practicality and lifestyle. Positioned on a quiet family-friendly street, the home offers generous open-plan living, quality finishes and fantastic indoor-outdoor entertaining.

Designed for modern family living, the home is currently configured as 4 bedrooms, 2 bathrooms plus a dedicated home office, with flexibility to convert the 4th bedroom into an activity or theatre room if desired.

The bright open-plan layout is complemented by a modern kitchen featuring stone benchtops, ample cabinetry, stainless steel appliances and a 900mm cooktop. Natural light flows throughout the fully tiled home, while roller shutters and reverse cycle air conditioning provide year-round comfort and security.

Step outside to a large alfresco entertaining area overlooking

4  2  2 

FOR SALE
OFFERS FROM \$969,000

VIEW
Sat 23rd May @ 11:30AM - 12:15PM

AGENTS
Morgan Ramasamy
0450 008 638
morgan.ramasamy@ljhooker.com.au

AGENCY
LJ Hooker Harrisdale
(08) 9398 4000

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

established gardens, mature fruit trees and a private backyard retreat complete with wooden decking accessed directly from the master suite.

Adding exceptional value, the property also features a 6.6kW 20-panel solar system and solar hot water system for outstanding energy efficiency and reduced running costs.

Features Include:

- Prestigious Emerald Park Estate location
- Double door wide entrance
- Spacious open-plan living and dining
- Fully tiled throughout
- Modern kitchen with stone benchtops
- 900mm cooktop & stainless-steel appliances
- Recess for plumbed fridge
- Reverse cycle air conditioning
- Roller shutters throughout
- Double garage with high 31-course ceiling
- Master bedroom with double walk-in robes
- Timber decking access from master suite
- Large alfresco entertaining area
- 6.6kW 20-panel solar system
- Solar hot water system
- Mature fruit trees including productive mandarin tree

Location Highlights:

- Close to The King's College
- Near Wellard Primary School
- Minutes to Epidote Park
- Easy access to Kwinana Freeway
- Approx. 40km to Perth CBD

Currently leased until December 2026 at \$680 per week.

Approximate Outgoings:

- Council Rates: \$2,400 p/a
- Water Rates: \$1,200 p/a

Contact Morgan Ramasamy today on 0450 008 638 or email to arrange your viewing and make this exceptional family home yours.

DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

MORE DETAILS

Property ID	2UUJ00
Property Type	House
Land Area	452 m2

Morgan Ramasamy 0450 008 638
Sales Consultant | morgan.ramasamy@ljhooker.com.au

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