

## Wellard, 8 Ladysmith Loop

Contemporary Comfort meets Charm

3  2  1 

Looking for the perfect family home in a peaceful, family-friendly neighborhood? This beautifully presented home is 2 years young in the heart of Wellard and is ideal for small families looking for comfort, convenience, and a great community vibe!

Purchase a home in this great suburb that has seen solid sale and rental growth with still more to come.

No updates needed here, this house is absolutely immaculate with a well thought out floorplan with the master suite separate to the minor bedrooms.

One for investors too - over 8% growth in rental prices, major tax offsets to be had for the next 8 years and solid growth expected over the next 5 years.

What we love:



**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**  
Early to mid \$600,000's

**View**  
[ljhooker.com.au/3SDBFGJ](http://ljhooker.com.au/3SDBFGJ)

**Contact**  
**Katie Lawley**  
0448 682 624  
[katie.lawley@ljhooker.com.au](mailto:katie.lawley@ljhooker.com.au)

**LJ Hooker City Residential**  
**(08) 9325 0700**

- \* Spacious open-plan living and dining area
- \* Modern kitchen with quality appliances and ample storage
- \* Generous-sized bedrooms with built-in wardrobes
- \* Low-maintenance backyard —perfect for kids & pets and an absolute sun trap
- \* Double garage and drive parking
- \* Built 2022 with only one owner
- \* Less than 10 min drive to Wellard Train Station —easy city commute
- \* Nearby parks, playgrounds & local schools
- \* Quick access to the Kwinana Freeway

This is a fantastic opportunity to secure a move-in-ready home in a sought-after area! Whether you're a first-time buyer, a growing family, downsizers or investors, this home ticks all the boxes.

Rates:

Council - \$2,035.86 p.a.

Water - \$1,401.50 p.a.

## More About this Property

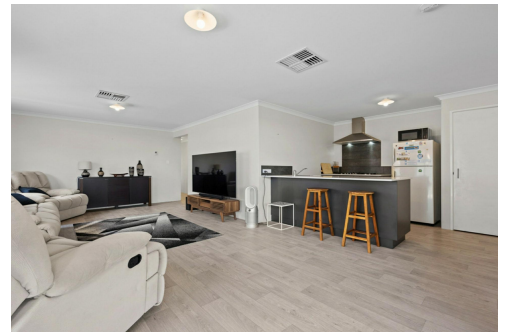
<b>Property ID</b>	3SDBFGJ
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Built-in-Robes Secure Parking Remote Garage

**Katie Lawley 0448 682 624**

Sales Executive | [katie.lawley@ljhooker.com.au](mailto:katie.lawley@ljhooker.com.au)

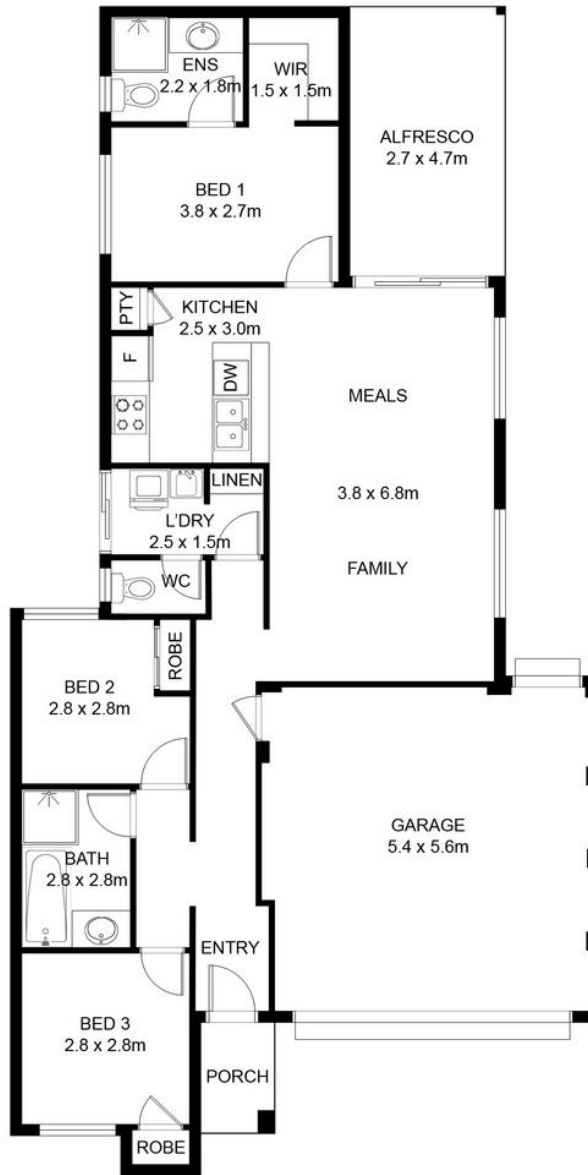
**LJ Hooker City Residential (08) 9325 0700**

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**Approximate Areas**

Internal Living	105m <sup>2</sup>
Garage	32m <sup>2</sup>
Alfresco	12m <sup>2</sup>
Porch	2m <sup>2</sup>
Total Lot Size	263m <sup>2</sup>



8 Ladysmith Loop Wellard

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.



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