

# 11 Wallingford Cres, Wellard, WA, 6170

## House For Sale

Monday, 28 October 2024



11 Wallingford Cres, Wellard, WA, 6170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Brendon August  
0894394405

## INVESTMENT OPPORTUNITY IN WELLARD VILLAGE

Welcome to 11 Wallingford Crescent, a beautifully designed 3-bedroom, 2-bathroom home that perfectly combines modern architecture with comfortable living. Nestled in the heart of Wellard, this property is ideal for families seeking a vibrant community and a stylish abode.

Step inside to discover a warm and inviting interior, featuring an open-plan living area that seamlessly connects the kitchen, dining, and lounge spaces. The well-equipped kitchen is perfect for culinary enthusiasts, while the cozy living room is ideal for family gatherings or entertaining friends. Each bedroom is designed with comfort in mind, providing a peaceful sanctuary for everyone.

The backyard is a true highlight of this property, offering a private outdoor oasis where you can unwind or host gatherings. Whether it's enjoying a morning coffee on the patio or letting the kids play in the yard, this space is perfect for creating lasting memories.

This is a great opportunity for an investor to maintain a great tenant currently paying \$ 510 per week until Jan 23rd January 2025, with a new rent range potential of \$600 up to \$630 per week in the current market.

Don't miss out on making this stunning property your new home or adding to your investment portfolio. Contact the Encore sales team today at 0427 950 245 for further information, or come and visit us at our home open to secure your future in this stunning property.

### PROPERTY FEATURES:

- Built 2006
- 370 sqm block
- 132 sqm living
- 3 Bedrooms
- 2 Bathrooms
- Reverse cycle AC ducted zone system
- Rear double garage
- Carpets to all bedrooms
- Tiles in bathrooms
- Lacquer finished cork floors in the main living area
- Open plan kitchen with gas cooktop including a rangehood and oven
- Low maintenance back yard
- Flat patio for outdoor entertaining
- Front porch sitting area low maintenance
- NBN

Water Rates: \$1,100.00pa (Approx.)

Council Rates: \$2,200.00pa (Approx.)

Situated in the family-friendly suburb of Wellard, this property is conveniently located close to local schools, parks, shopping centers, and public transport options, making it easy to enjoy all that the area has to offer.