

# 24 Holystone Approach, Wellard, WA 6170

## House For Sale

Monday, 6 January 2025



24 Holystone Approach, Wellard, WA 6170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 359 m2**

**Type: House**



Josephine Salter

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## Offers Over \$680,000

Nestled in the sought-after Wellard Village Estate, 24 Holystone Approach offers the perfect blend of convenience, comfort, and community. Positioned closely to the new Wellard Village Primary School, this home provides an enviable lifestyle with an array of parks and playgrounds, including the Wellard Playground on Somerford Prom and the Nature Play Park, both a short stroll away. This low-maintenance property is well-suited for first-home buyers, families, downsizers, or investors alike. The thoughtfully designed floor plan features a well appointed master suite at the front of the home, complete with a walk-in wardrobe and ensuite. The additional two bedrooms are also a great size and well positioned with built-in robes. The home features a versatile theatre room which offers flexibility as an additional living zone. A separate main bathroom with a bath and a laundry with outdoor access add practicality to the layout. The heart of the home is a light-filled, open-plan living, dining, and kitchen area with 31c ceilings included. The modern kitchen boasts stone benchtops, and quality appliances, making it both functional and stylish. The living space flows seamlessly to an alfresco area overlooking a lush established lawn, creating an inviting space for entertaining or relaxing. The dining area also features a shopper's entrance, providing easy access to the double garage with rear laneway entry. Additional conveniences include ducted evaporative air conditioning, solar panels, NBN connectivity, and a fresh coat of paint throughout. The property's prime location is only a 10-minute walk to Wellard Train Station and Wellard Square, which offers shopping, dining, and community facilities including Woolworths and The Wellard Bistro. Lovingly maintained by its original owners, this home is ready to welcome its next chapter. For investors, a rental return of approximately \$630 per week is available. Contact Josephine Salter from Semple Property Group today to arrange a private viewing and experience all that this delightful property has to offer. **DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.