

# 4 Jasper Bnd, Wellard, WA, 6170

## House For Sale

Friday, 15 November 2024



4 Jasper Bnd, Wellard, WA, 6170

**Bedrooms: 3**

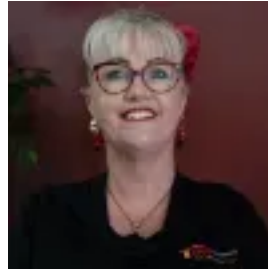
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Brendon August  
0894394405



Michelle Jendranata  
0413046693

## **SOLD IN 24 HOURS !! HOME OPENS CANCELLED**

This exquisite, modern home in Wellard was built in 2021, overlooking a lovely park on a 218m<sup>2</sup> size block. The house is 111m<sup>2</sup> with quality finishes throughout.

Upon entering through the front entrance you have a small passage to the left that has a door where which brings you to the two minor bedrooms, toilet and main bathroom in a lovely soft neutral pallet with all bedrooms having carpets and robes. The master bedroom is located at the rear of the property with a sliding door that accesses the rear alfresco area.

The fully fenced rear yard provides a safe and secure environment for children and pets to play. The outdoor entertaining area is ideal for hosting summer barbecues or simply enjoying a quiet evening under the stars with a small area of lawn which is easy to maintain.

This truly is an amazing home in a great location and move-in ready. This a great opportunity for a first home buyer and for investors rent potential of \$600-\$620 per week.

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 Include:

- Built 2021
- 218 sqm block
- 111 sqm living
- 3 Bedrooms all with robes
- Master bedroom robe is walk-in with double sliding mirror and room to add draws
- 2 Bathrooms
- Ducted Reverse Cycle Airconditioning
- Video doorbell - with the monitor in the kitchen
- Alarm system
- NBN
- Stone bench tops
- Security Screen Doors
- Designer Kitchen is a chef's delight with a 900mm cooktop, oven and rangehood
- Dishwasher located in the combined Butlers pantry which is extended into the laundry with walk-in linen cupboard
- Storage, Storage, Storage
- Open plan - kitchen, dining and family with high ceilings
- Double remote garage with additional storage space and rear access with door to alfresco area to access house

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

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

Located in the vibrant community of Wellard, this property is just minutes away from local parks, schools, shopping centres, and public transport. Experience the perfect blend of modern living and community charm in this fantastic home.