

**7 Morton Avenue, Wellard, WA, 6170**



**House For Sale**

Sunday, 3 November 2024

7 Morton Avenue, Wellard, WA, 6170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Trent MacGregor  
0409948990

## **The Perfect Starter Home, Downsizer or Investment! FIRST OPEN THIS SUNDAY 1:10 - 1:30pm**

Trent MacGregor is excited to present to the market 7 Morton Ave in Wellard Village.

**CLOSING DATE SALE** : All offers presented on OR BEFORE the 20th of November.  
This property **MAY BE SOLD PRIOR** so do not miss the home open!

**VIEWINGS** : Please note next available viewing is at the advertised home open.

**PRICE GUIDE** : Comparable sales in Wellard range from \$650,000 to \$700,000 - Offers are expected in or above this range - **ALL** offers will be presented to the sellers for consideration. As we are experiencing an ultra competitive **RISING** market we recommend submitting your best and highest offer in or above the price guide for the Sellers consideration.

**RENTAL APPRAISAL** | \$590 - \$610 per week.

**Brick & Tile Construction** / Block size 540m<sup>2</sup>

**Built in 2016**

**Current Status:** Owner Occupied

Perfect starter home, investment property or downsizer!

A **NOW LIVING** constructed 3 bedroom 2 bathroom home positioned in the heart of the ever popular Wellard Village Estate, just moments from all the amenities you will ever need.

### **WHY GO THROUGH THE HASSELS OF BUILDING!**

Features include but are not limited to:

- 3 x 2 with Family & Meals
- Kitchen includes stainless steel appliances, dishwasher + ample storage and bench space
- Air Conditioning & Ceiling fans
- Down lights & Feature pendants
- Timber laminate flooring
- Big bedrooms all with double built in robes
- Master bedroom with walk in robe & spacious ensuite
- Plenty of storage to Laundry
- Double garage with remote roller door & U shoppers entrance
- Easy care, established lawns & gardens
- 540m<sup>2</sup> block with plenty of space to add a patio, workshop or swimming pool ( WCA )
- Located just walking distance to Wellard Square, Wellard Train Station & the New Wellard Village Primary School.

Do not delay, contact Trent today on 0409948990 as this property will not last long in this **HOT** Market.

To avoid disappointment do not miss the home open!

Please note : Many of our Closing Date Sale's are Selling prior to the advertised date so do not delay in expressing your interest or making an offer .

**\*While all details listed are presumed to be correct at time of publishing buyers must perform their own due diligence.**