

Sold



19 Yateley Way, Wellard



## DISCOVER CONTEMPORARY COMFORT IN WELLARD

Experience effortless modern living in this beautifully crafted 2017 New Generation Homes (Summit Group) residence, perfectly positioned in a sought after Wellard neighbourhood.

This 412sqm block features a low maintenance design with stylish updates throughout, making it an ideal choice for comfortable and contemporary living.

Inside, the spacious 160sqm of living (Total - 212sqm) boasts a chic galley style kitchen with stone benchtops with waterfall side panels, 900mm appliances and a central location that's perfect for entertaining.

The master suite offers two walk-in robes with fitted shelving and a private ensuite, while additional bedrooms are generously sized with ample storage. An inviting theatre room, zoned reverse-cycle air conditioning and solar panels enhance the home's functionality and efficiency.

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Price SOLD for \$710,000

Property Type Residential

Property ID 180

### AGENT DETAILS

Lee Tamblin - 0466 250 944

Mitchell Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

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Outdoors, enjoy an alfresco area under the main roof, a good size, secure rear garden with a perfect amount of space for the children or furry friends to play.

This move-in-ready gem combines style, convenience, and sustainability in a location close to all local amenities. Don't miss your chance to call this Wellard haven, your home!

#### Key Features:

- \* Master bedroom with large WIR and ensuite bathroom
- \* Separate theatre room, with double doors perfect for cosy movie nights
- \* Kitchen offers stone bench tops, high-quality finishes and 900mm stainless steel appliances
- \* Large walk in pantry
- \* Big open, spacious living and dining area
- \* Fantastic storage including a double linen cupboard
- \* The convenience of ducted reverse cycle air conditioning with zones
- \* Tiled flooring throughout living
- \* 6.6kw (with 5kw inverter) solar power system to help keep bills to a minimum
- \* Minor bedrooms are all very generous in size and have built in robes
- \* Fantastic alfresco area perfect for outdoor entertaining all year round
- \* Instant gas hot water system
- \* Perfect amount of grass in a safe and secure rear garden
- \* Easy care front gardens
- \* Double garage with shoppers entry
- \* Walk to the Wellard Train station 900m (approx)
- \* Walk to Wellard Shopping Centre 1.2km (approx)
- \* Built in 2017
- \* 412sqm block
- \* 160sqm of living

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