



20 Shipwright Avenue, WELLARD, WA 6170

SOLD BY BERNIE EGAN

This absolutely incredible home offers huge family living on a shaded 2124sqm* block, with a flexible floor plan comprising of up to 6 bedrooms, 3 living areas, 2 dining options, plus an endless backyard providing alfresco dining, a restful spa and a powered workshop. The fully fenced and gated surround provides a peaceful seclusion, whilst still being close to all the daily amenities, ensuring this slice of wooded paradise delivers complete relaxation with only the sound of the local birdlife for company.

Located in the highly sought after Homestead Ridge, this unbeatable lifestyle property is surrounded by quality homes and only moments from the wonderful Wellard Village, with schooling, a fully stocked shopping centre and the convenient train station on offer, you also have easy freeway access and close proximity to Rockingham with its foreshore and beaches to enjoy, making this an absolutely prime position to call home.

Features of the property include:

- Spacious master suite with effective overhead fan, stunning gardens views, a walk-in robe and ensuite with dual vanity and glass shower enclosure
- Three further great sized bedrooms, all with built in robes and ceiling fans

TYPE: Sold

INTERNET ID: 300P129157

SALE DETAILS

Offers Invited

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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Rockingham, WA
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Bernie Egan
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- Separate study on entry, or 5th bedroom
- Central activity space between the minor bedrooms, or the flexibility of a 6th bedroom
- Family bathroom with bath, shower and vanity with a separate laundry with WC
- Oversized country style kitchen, with in-built electric oven and cooktop, extensive wooden cabinetry, walk-in pantry, double fridge recess and wraparound benchtop with central island
- Open plan family living and meals area, with another cooling ceiling fan and dual door entry
- Games area with feature pendant light and sliding door access to the alfresco
- Formal sunken lounge on entry with a dedicated dining space
- A mix of tiling, timber laminate and hardwood flooring throughout
- Ducted air conditioning to the entire home
- High ceilings and downlights to the main living areas to enhance the sense of space
- Substantial pitched roof alfresco along the side of the home, with roll down café blinds and ceiling fans for year-round comfort
- Well maintained garden immediately around the property, with artificial lawn and a fully fenced and timber decked entertaining area with spa, outdoor shower and pergola
- Paved under roof verandah to the entire property
- Extensive gardens, shaded with established trees and full of nature flora and fauna
- Powered workshop with dual roller door entry and bitumen driveway access, with a studio or storage area above
- Solar panel system and bore for efficiency
- Gated entry with brick paved driveway
- Double remote garage with a large storeroom at the rear

Built in the early 1990's, this simply fantastic family home offers an endless variety of flexible living options both inside and out, with the tranquil surrounds providing an enviable place to call home, and your own peaceful retreat to raise your family or retire to at the end of a hard day.

A must view, contact Bernie today on 0433 707 633.

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 2,123.00 square metres
- Building Area: 222.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2









