



## 397 Lambeth Circle, WELLARD, WA 6170

THE PERFECT BLOCK TO BUILD & THRIVE SECURE YOUR SLICE OF WELLARD TODAY

**315.00 square metres,**

Positioned within a well-established pocket, this 315sqm\* block offers an exciting chance to create a stylish two storey home in a highly convenient location.

Whether you're a first home buyer ready to enter the market, a downsizer seeking low-maintenance living, or an investor looking for a smart addition to your portfolio, this lot ticks all the right boxes. Just a short stroll to Wellard Square Shopping Centre, the train station and the local tavern, everything you need is within easy reach - making everyday living effortless.

Families will appreciate the nearby parks and open spaces, while commuters will love the easy access to the freeway for a smooth trip north or south.

Blocks in this walkable, well-connected location don't last long. Act fast and secure your opportunity today.

**TYPE:** For Sale

**INTERNET ID:** 300P192811

**SALE DETAILS**

**Offers From \$375,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**  
8/2-6 Council Ave  
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**Adam Dineley**  
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\*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 315.00 square metres



