

## 42 Braddock Road, WELLARD, WA 6170

Acreage Living at Its Finest – Ultimate Entertainer with Elite Shedding & Lifestyle Appeal

Welcome to 42 Braddock Road, Wellard – an exceptionally rare lifestyle property set on an expansive 2.01-hectare parcel, offering an updated home, incredible entertaining zones, and a shed setup that is truly next level. Delivering the perfect balance of space, functionality, and lifestyle appeal, this is a property that stands well above the rest for those seeking something truly special.

Positioned behind secure gated access, with the home set in an elevated position, the property offers privacy, presence, and a sense of arrival from the outset. The layout is both practical and versatile, featuring a front lounge that acts as a parents' retreat, along with a separate formal dining area for more refined entertaining.

At the heart of the home, the beautifully renovated kitchen overlooks the open plan family and dining zone, creating a seamless central hub for everyday living. Complete with stainless steel appliances, gas cooktop, separate oven and griller, dishwasher, microwave recess, double fridge recess, walk-in pantry, and a dedicated "tea station," this kitchen has been designed with both functionality and style in mind.

The main living area is warm and inviting, complete with a slow combustion wood fire, perfect for the cooler months.

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**TYPE:** For Sale

**INTERNET ID:** 79P1671

**SALE DETAILS**

**From \$1,699,000**

**CONTACT DETAILS**

**Elders Real Estate  
Mandurah**

Suite 3, 4 Sutton Street  
Mandurah, WA  
(08) 9535 1388

**Jacob King**  
0416 438 583

Accommodation includes four well-sized bedrooms, all fitted with ceiling fans and split system air conditioning for year-round comfort. The master suite is a true retreat, featuring a walk-in robe and a beautifully updated ensuite with double shower. The main bathroom has also been renovated and includes a freestanding bath with modern finishes.

Flooring throughout has been carefully considered, with wood-look flooring to the front of the home and bedrooms, while tiled living areas provide durability and easy maintenance.

Outdoors, the property transforms into an entertainer's dream. A large rear patio with ceiling fans and speckled concrete finish overlooks the backyard, creating the perfect space for entertaining. The fully fenced pool area features glass panels and a shade sail, delivering a resort-style feel. A built-in pizza oven and dedicated firepit zone complete the outdoor lifestyle offering.

There is also ample space for kids, pets, and recreation, including a motorbike track located toward the rear of the property.

For those needing serious shedding, this property is unmatched. The main 18m x 9m (approx.) workshop includes a mezzanine level set up as a bar and "man cave," complete with a car hoist and external basketball hoop, making it a truly unique space. A second 12m x 6m (approx.) workshop provides additional flexibility for storage, hobbies, or gym use. Extra parking, hardstand areas, and side access complete the package.

Additional features include a double automatic garage with extra parking, front patio, small garden shed, flyscreen to front door for natural airflow, solar panels, gas bottle supply, and a large water tank supporting efficient rural living.

#### Key Features:

- 2.01-hectare lifestyle property in sought-after Wellard
- Gated entry and elevated home position
- Multiple living zones including front lounge and formal dining
- Renovated kitchen with quality appliances & walk-in pantry
- Open plan living with slow combustion wood fire
- 4 bedrooms with ceiling fans & split system air conditioning
- Master suite with walk-in robe & renovated ensuite
- Updated main bathroom with freestanding bath
- Combination of wood-look flooring and tiled living areas
- Large rear patio with ceiling fans
- Fully fenced pool with glass fencing & shade sail
- Pizza oven & firepit entertaining zone
- Massive 18m x 9m workshop with mezzanine bar/man cave
- Second 12m x 6m workshop (gym/storage/hobbies)

- Double garage, side access, parking & hardstand areas
- Solar panels, water tank & gas bottle supply
- Motorbike track and usable acreage space

This is a rare opportunity to secure a complete acreage lifestyle package offering space, renovation quality, exceptional entertaining, and elite-level shedding in one of Wellard's most desirable lifestyle settings.

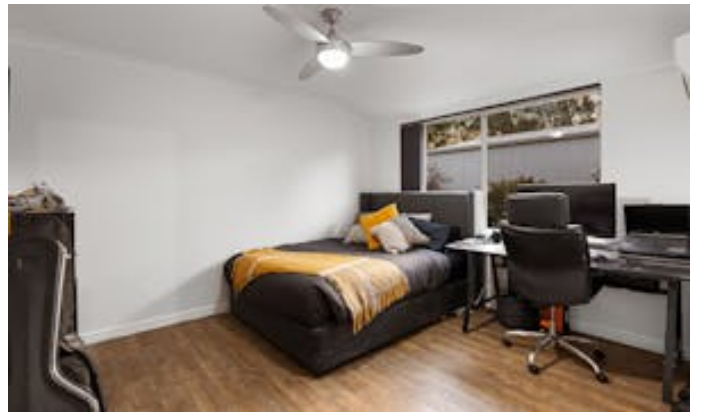
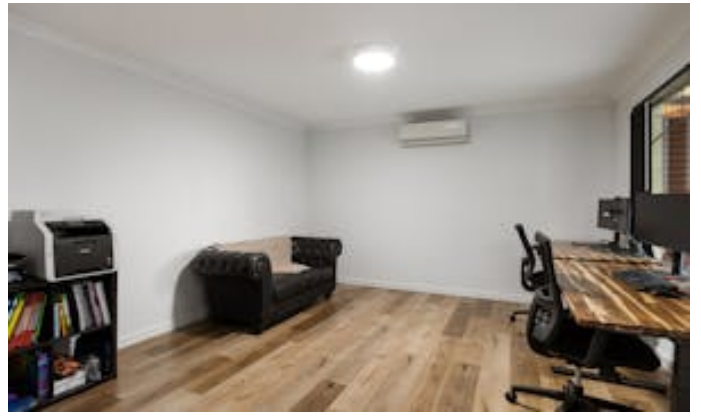
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\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence.

Other features: Openable Windows, Pool, Window Treatments

- Land Area 2.01 hectares
- Building Area: 236.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 18
- Double garage
- Ensuite











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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