

## 23 Alburgh Place, WELLARD, WA 6170

### Brand New Luxury Living - "The Monterey"

Be the first to enjoy this beautifully built 4-bedroom, 3-bathroom quality B1 Homes residence, thoughtfully designed to deliver modern comfort, style and functionality for families seeking extra space and premium finishes.

Introducing "The Monterey" - a newly completed home offering a versatile floorplan with quality fittings throughout, neutral décor and low-maintenance living in a convenient Wellard location close to Wellard Primary School, Bulrush Park and Buttercups Childcare Centre.

Step inside to discover light-filled interiors enhanced by sleek tiled living areas, LED downlights and a contemporary neutral colour palette that complements any style. The spacious open plan living and dining area flows seamlessly to the alfresco, creating the perfect space for entertaining or relaxed family living.

The modern kitchen is well-appointed with quality appliances, a dishwasher and ample storage, while the home's clever layout provides excellent separation and privacy with two bedrooms featuring private ensuite bathrooms.

**TYPE:** For Rent

**INTERNET ID:** R4284129

#### RENTAL DETAILS

**Rent / Lease:**

**\$710 pw**

#### CONTACT DETAILS

**Ingrid Feinauer - Property Management**

Property Features:

- Brand new quality B1 Homesbuild
- 4 spacious bedrooms, 3 stylish bathrooms
- Master suite with walk-in robe and private ensuite
- Second bedroom with its own ensuite – ideal for guests or extended family
- Built-in robes to all minor bedrooms
- Contemporary kitchen with dishwasher
- Open plan living and dining area
- Tiled throughout main living areas
- Neutral décor throughout
- LED downlights
- Holland blinds throughout
- 5-zone ducted air conditioning system for year-round comfort
- Linen cupboard for additional storage
- Double remote garage with additional store area
- Covered alfresco entertaining area
- Easy-care landscaped gardens

Perfectly positioned in a family-friendly location, this exceptional home offers convenience, comfort and quality all in one.

Available now – register your interest

DISCLAIMER:

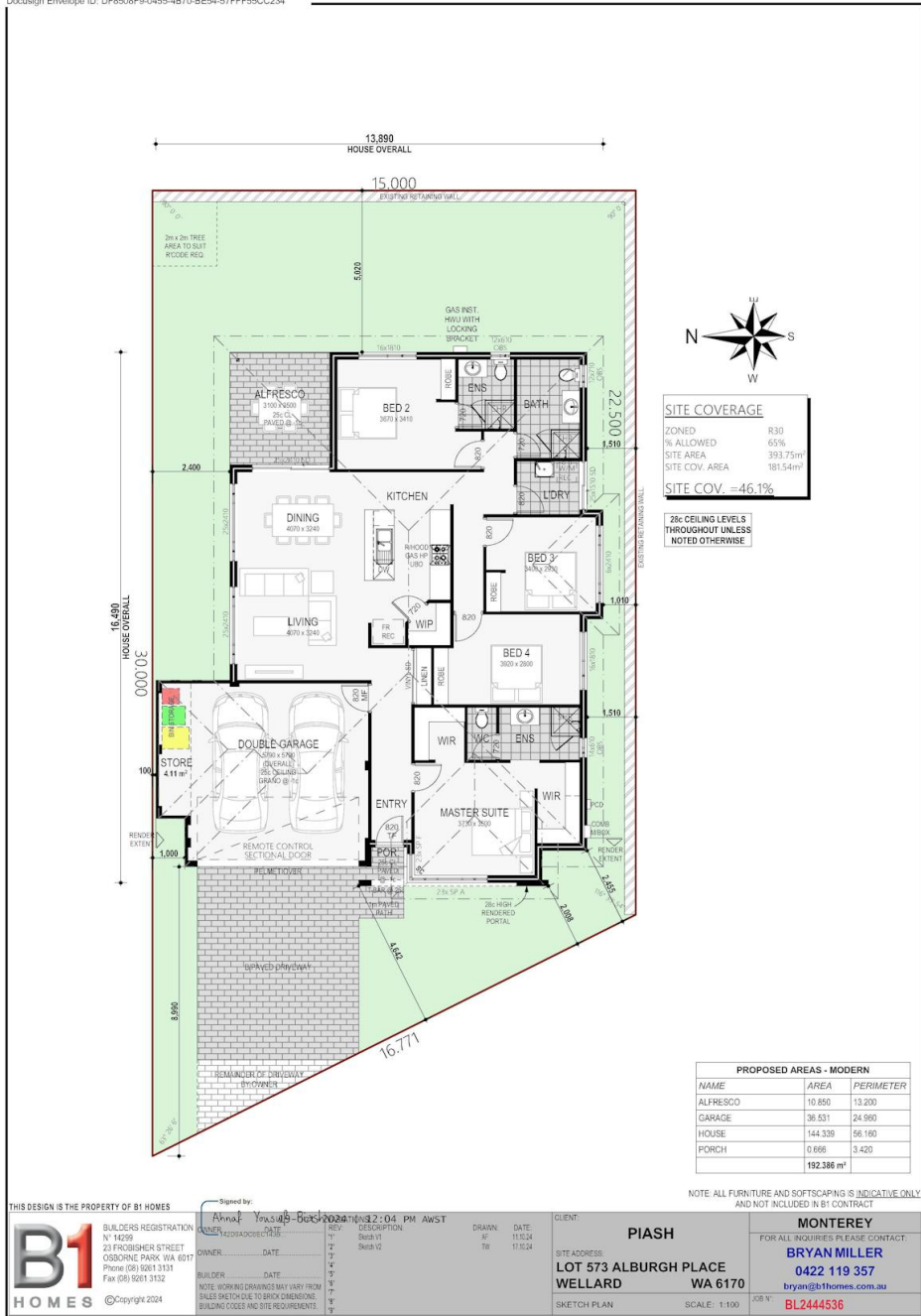
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- This property is: Unfurnished
- Pets: No
- Available Now
- Bedrooms: 4
- Bathrooms: 3
- Double garage
- Floorboards





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**SITE COVERAGE**

ZONED R30  
 % ALLOWED 65%  
 SITE AREA 393.75m<sup>2</sup>  
 SITE COV. AREA 181.54m<sup>2</sup>  
 SITE COV. = 46.1%

28' CEILING LEVELS  
 THROUGHOUT UNLESS  
 NOTED OTHERWISE

**PROPOSED AREAS - MODERN**

NAME	AREA	PERIMETER
ALFRESCO	10,650	13,200
GARAGE	36,531	24,960
HOUSE	144,339	56,160
PORCH	0,666	3,420
	<b>192,186 m<sup>2</sup></b>	

NOTE ALL FURNITURE AND SOFTSCAPING IS INDICATIVE ONLY AND NOT INCLUDED IN B1 CONTRACT

THIS DESIGN IS THE PROPERTY OF B1 HOMES

**B1 HOMES** BUILDERS REGISTRATION N° 14299  
 23 FROBISHER STREET  
 COSSING PARK WA 6017  
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 Fax (81) 5261 3132  
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Drawn by: Anna Yousaf - Dec 2024  
 Date: 11/12/24  
 Description: Sketch V1  
 Scale: V2

CLIENT: **PIASH**  
 SITE ADDRESS: **LOT 573 ALBURGH PLACE WELLARD WA 6170**  
 SKETCH PLAN SCALE: 1:100

MONTEREY  
 FOR ALL INQUIRES PLEASE CONTACT  
**BRYAN MILLER**  
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NOTE: WORKING DRAWINGS MAY VARY FROM SALES SKETCH DUE TO BRICK DIMENSIONS, BUILDING CODES AND SITE REQUIREMENTS.