



**SOLD**

## TOP LOCATION!

Situated in Wellard Village and sitting on approx. 541m2 block, this lovely 4 bed 2 bath family home awaits your consideration. As you enter the front door to the right is first lounge room and off to the left is the master bedroom, featuring parents retreat, en-suite and WIR. Also featuring is the spacious Open Plan area of living, dining and games room all overlooked very practical kitchen with centre island bench. Kitchen has ample bench space and cupboards. Minor Bdr's are a good size with BIR's and a central main bathroom and laundry. Large glass sliding doors lead out to the rear Al Fresco with a great size backyard with plenty of room to play. Double carport has shoppers' entry to kitchen and there's room for your Boat/Caravan/Trailer down the side.

Nestled in a quiet cul-de-sac and close by to Wellard Train Station, Wellard Village Shopping precinct, Schools and easy access to Freeway this home would suit all Buyers for all reasons.

View by appointment with Rod on 0418 918 785 or visit our Home Opens.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$450,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Rod Dohnt**  
**0418918785**  
roddohnt@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)