

Leased



44 Leda Boulevard, Wellard



## Premium Location

Discover the perfect blend of comfort and convenience with this exceptional 3-bedroom, 2-bathroom home nestled within Wellard Village. Located just a stroll away from the Wellard Train Station, and surrounded by the essentials such as Woolworths, Wellard Medical Centre, schools, daycare centers, and scenic parks. Most notably, the property is conveniently situated just 400m away from the new Wellard Village Primary School, adding to the appeal for families.

## Features:

- Spacious Master Bedroom featuring split system air conditioning and a walk-in robe
- Bedrooms 2 and 3 with built-in wardrobe recesses & ceiling fans
- Main bathroom includes a bath
- Separate WC
- Laundry room complete with a storage cupboard for easy organization
- Modern open-plan living, dining, and kitchen space, with split system air conditioning
- Stylish kitchen equipped with a large fridge recess, pantry, tiled splashback, oven, gas cooktop, rangehood, and a breakfast bar
- Alfresco area, perfect for outdoor relaxation and entertaining
- Secure double remote-controlled garage

## Location Highlights:

- Situated in the desirable Wellard Village estate, just a short stroll from Wellard Train Station

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**Price** \$580 per Week  
**Property Type** Rental  
**Property ID** 30775

## Agent Details

Courtenay Barry - 08 9207 2088

## Office Details

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**XCEED**   
REAL ESTATE

- Conveniently close to Woolworths, Wellard Medical Centre, schools, daycare centers, and scenic parks
- Only 400 meters from the new Wellard Village Primary School, making it an excellent choice for families

#### **HOW TO BOOK AN INSPECTION FOR THIS PROPERTY:**

If you would like to book an inspection for this property, then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times.

Home open dates and times are subject to change so it is essential you register so that we can keep you informed.

If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled.

Due to the sheer volume of inquiries, we receive in this market, we cannot accommodate private inspections or video inspections so please ensure you or a representative for you attends the scheduled time booked

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*