

66 Leda Boulevard Bvd, Wellard, WA 6170

OFFERS OVER \$989,000

House 4 2 2



Space, Style and Substance - All Under One Roof

Some homes are built. This one was elegantly designed - and you feel it the moment the double doors open into an extended entrance that sets the tone for everything beyond. Across 215sqm of intelligent living on a 562sqm block, this 2015-built residence is abundant in the details that separate a good home from an exceptional one.

Open for Inspection

By Appointment.

A master suite that feels like a luxury retreat. Wake to your own electric fireplace, get ready in a fully fitted walk-in robe and a hotel-style ensuite featuring a premium deep spa bath and 2-person shower. A private courtyard links the master suite to the heated pool. It's the kind of retreat most homes at this level simply don't offer.

A kitchen for people who love to cook and entertain. The huge designer kitchen is fitted with quality appliances and finished to impress, including generous storage, a plumbed line for the fridge and whole-house filtration. A light-filled, open living zone featuring floor to ceiling windows for dining and unwinding in front of the electric fireplace. The attention to detail gives the whole space a curated, architectural feel.

Room for the whole family, and then some. Four generous bedrooms, a dedicated theatre for true cinema nights, and a clever activity/study nook tucked between the minor bedrooms. Add attic storage above a generous double garage - elevated with extra height and 2.5m high entry to comfortably house a 4WD - and the practicality matches the polish.

Resort living at home. The heated in-ground pool is framed by clear glass safety fencing for an uninterrupted view, and a patio for entertaining. Low-maintenance reticulated gardens and colorbond cat-proofed fencing for the whole yard means more time enjoying the space and less time working on it.

Leda Blvd sits in the heart of The Village at Wellard estate, so most everyday amenities are within a short walk or a few minutes' drive.

Schools

- Wellard Village Primary School (Brentford Parade) - the closest school, essentially walking distance within the estate
- Wellard Primary School (Breccia Parade) - a few minutes east
- The King's College (Bertram Road) - private K-12, just north of the estate
- Gilmore College and Kwinana Senior High School serve the broader catchment for secondary schooling

Listed By

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