



13 Boyne Way Wellard, WA

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## UNDER OFFER

This fully leased investment is an 'ABSOLUTE RIPPER' and worth of the most discerning investor.

The lovely tranquil position, opposite a park in the backwaters of Wellard has the features and attractive street appeal to win you over!

From good size bedrooms to a nice big open family area, the home is well equipped with extensive tiling, a separate theatre room, great rear garden and alfresco, plus rear access through the garage.

The garage itself will accommodate 4 x wheel drive vehicles thanks to it's high ceiling and solar panels round of what is an impressive property.

Hurry add this to your investment portfolio before someone else does!

Viewings are strictly by appointment

**Type** : House  
**Sold Date** : Monday, 16th December 2024  
**Land** : 402 m2  
**Building Size** : 40 m2

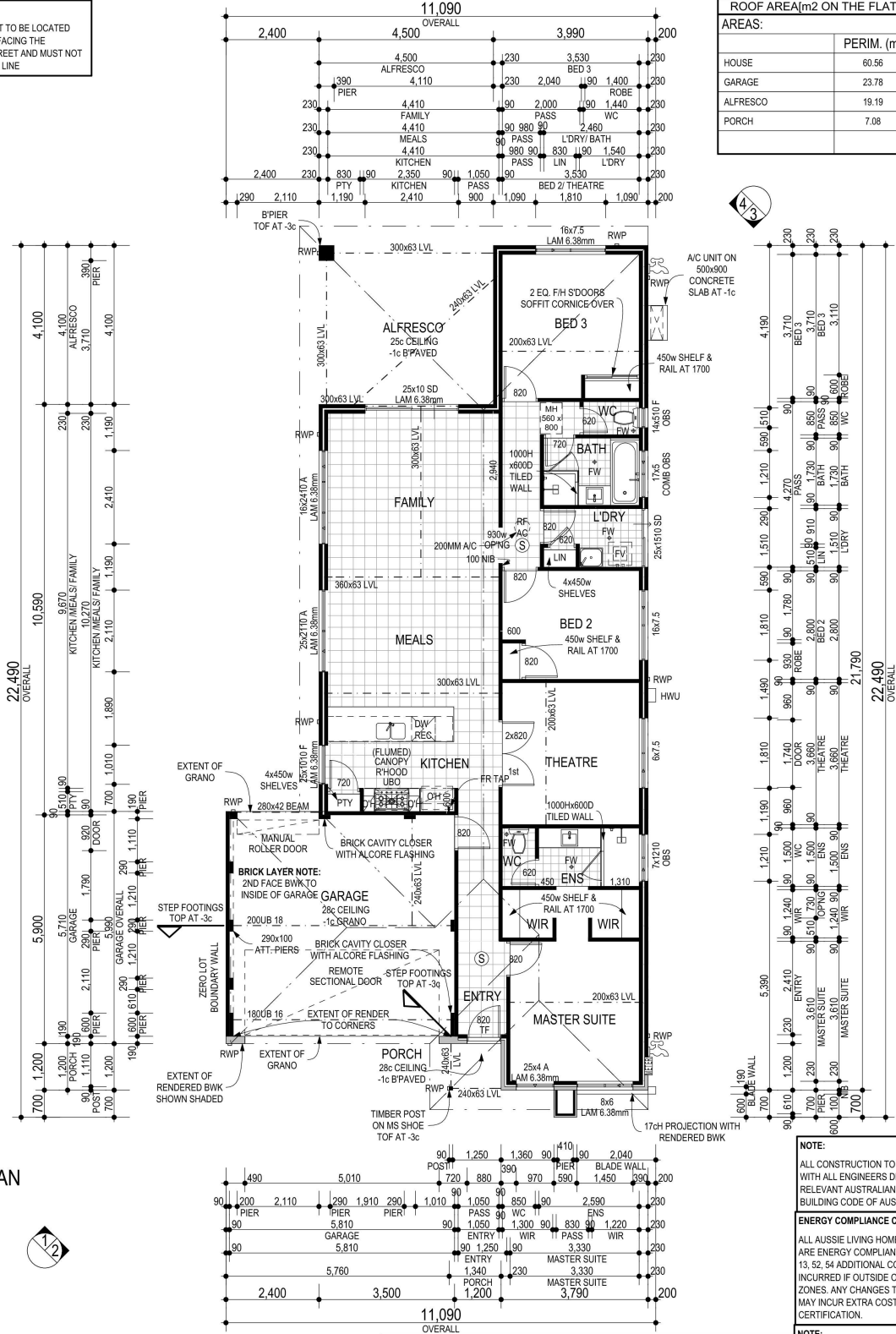
**Council Rates** : \$2,048.97/year (approx)

**Water Rates** : \$1,097.11/year (approx)

**Brian Devereux**

NOTE:  
AIRCONDITIONING UNIT IS NOT TO BE LOCATED ON THE SIDE OF THE HOUSE FACING THE PRIMARY OR SECONDARY STREET AND MUST NOT BE VISIBLE ABOVE THE RIDGE LINE

NOTE:  
NOISE PACKAGE A



ROOF AREA[m2 ON THE FLAT] 209.49		
AREAS:		
	PERIM. (m)	AREA (m²)
HOUSE	60.56	140.26
GARAGE	23.78	35.03
ALFRESCO	19.19	22.98
PORCH	7.08	3.13
		201.40 m²

FLOOR PLAN  
SCALE 1:100

NOTE:  
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ENGINEERS DETAILS, ALL RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

ENERGY COMPLIANCE CERTIFICATION:  
ALL AUSSIE LIVING HOMES BASE MODELS ARE ENERGY COMPLIANT IN CLIMATE ZONES 13, 52, 54. ADDITIONAL COSTS WILL BE INCURRED IF OUTSIDE OF THESE CLIMATE ZONES. ANY CHANGES TO THE BASE MODEL MAY INCUR EXTRA COSTS TO ATTAIN CERTIFICATION.

NOTE:  
DO NOT SCALE FROM THIS DRAWING. CHECK ALL DIMENSIONS ON SITE PRIOR TO SETTING OUT AND COMMENCING OF ANY WORK.

ALL TRADES NOTE:  
KEEP AREA 500 OF CENTER LINE OF RANGEHOOD CLEAR OF ALL CHASING, BEAMS AND JOISTS.

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REVISION	VO #	DRN	DATE	CHK
WDRAW	-	DV	14/02/18	KT
VO	384546	KT	21/03/18	PM
PRESTART	-	DV	03/04/18	DM
DFTFIX & VO	385624	PM	20/04/18	PM

CLIENT NOTE:  
NO FURTHER STRUCTURAL CHANGES WILL APPLY FROM ACCEPTANCE

CLIENT: \_\_\_\_\_  
DATE: \_\_\_\_\_

CLIENT: \_\_\_\_\_  
DATE: \_\_\_\_\_  
BUILDERS REPRESENTATIVE: \_\_\_\_\_  
DATE: \_\_\_\_\_

CLIENT: NOCKELS  
ADDRESS: LOT 659 BOYNE WAY WELLARD

GALA	
SPEC	DATE
VERSION N°	WIND RATING
MAP REF:	ENGINEERS DETAIL
448 25 58	D10V
JOB N°	SHEET N°
1813185	3 OF 7