







Beautifully presented family living

Welcome to 35 Princep Grange in family-friendly Ellenbrook. This stunning four-bedroom, two-bathroom family home is beautifully presented with a spectacular alfresco entertaining area and open living spaces. Not a thing needs to be done to this wonderful home, offering an abundance of room for your family to grow.

The light and airy living space boasts vast windows looking out into the manicured backyard. With downlights and cream tiling underfoot, this is the perfect central zone of the home. The dining area creates a welcoming place for family meals, with double sliding doors leading to the outdoor alfresco.

Stone benchtops in the kitchen create a long breakfast bar and plenty of room for cooking. A Westinghouse cooktop and 900mm oven will delight the family chef, complete with a canopy rangehood, sleek white tile splashback and under bench cabinetry. A theatre room is the ideal place for family movie nights, or utilise this space as a home office or fifth bedroom, if desired.

Double mirrored robes feature in each of the minor bedrooms, as well as carpet and semi-sheer white curtains. The minor bedrooms will effortlessly accommodate the kid's beds and study desks. A bathtub can be found in the family bathroom, with stone benchtop single vanity, semi-raised basin and shower.

An inviting retreat for the adults, the king-sized master suite includes a walk-in robe and sliding door into the luxurious ensuite. His and her basins adorn the long stone benchtop, with cabinetry complementing the brown tiles and accents in the oversized shower.

4 2 2 548m2

Price	SOLD
Property Type	Residential
Property ID	25602
Land Area	548 m2

Agent Details

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Step out into the alfresco entertaining area, featuring a ceiling fan and outdoor blinds for year-round entertaining. An expansive patch of artificial turf offers room for a trampoline or swing-set, and double gated access to the back of the property provides ample parking for a trailer, boat or caravan. Find room to store tools and camping gear in the generous shed.

This sensational family home won't be available for long, so register your interest today. Contact Xceed Real Estate's Graeme Correy on 0419 902 309 or Kenny Poi on 0481 340 343.

Features:
• 4x2 family home
• Lock up double garage
• Westinghouse cooktop and oven
• Tiles to living areas, carpet to bedrooms
• Daikin ducted reverse-cycle air-conditioning
• Stone benchtops in kitchen and bathrooms
• His and her basins in ensuite
• Laundry with space for washer and dryer
• Theatre room or home office
• Alfresco entertaining with outdoor blinds
• Artificial turf in front and rear
• Large work shed
• SolarHart hot water system
• Reticulation to established garden beds
• Double gate access to backyard with parking for trailer, boat or caravan

Location:
• Walking distance to parklands including Dunnett Park
• Quick access to Great Northern Hwy and Tonkin Hwy
• The gateway to the Swan Valley
• 370m to Annie's Landing Dog Park
• 400m to Anne Hamersley Primary School
• 3km to Aveley Secondary College
• 4.6km to Holy Cross College
• 4km to Aveley Shopping Centre
• 5.6km to Ellenbrook Central Shopping Centre

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