

Under Contract



57 Stanbury Crescent, Ellenbrook



## Enter the Property Market in Malvern Springs

Nestled close to natural green spaces, local schools and friendly neighbourhoods, this tidy two-bedroom home is ideal for singles, families or friends to enjoy.

Simple and trendy, this cottage home is set on its own block within the Malvern Springs Primary and Aveley Secondary College school zones. It's a place to call home within a close-knit community, where there are frequent events, multiple local shopping centres, and plenty of communal facilities readily available with more to come. With all of that to do in the area, this home's well planned footprint and simple outdoor areas will be a welcome advantage. Who wants to spend entire weekends weeding, pruning, feeding and mowing when the Swan Valley is in your backyard?

Inside, the open plan kitchen/living/dining space with reverse-cycle air conditioning leaves you free to make the most of it without walls interrupting your interior designs. The bedrooms each have built-in wardrobes, although the master's is triple-sized. The second bedroom could double as a home office or theatre room to maximise the benefits of a remote-controlled skylight already set in the high ceiling. The single garage to the rear can be used for a vehicle or to extend the alfresco entertaining area for those who like to take public transport. The bus stop is a matter of metres away on Banrock Drive, and the scenic walk past Stanbury Park is a great way to start and finish any day.

 2  1  1

**Price** From \$269,000  
**Property Type** Residential  
**Property ID** 27276

### Agent Details

Joe Da Mata - 0406 237 964  
Graeme Correy - 0419 902 309

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

Ellenbrook and the surrounding suburbs are growing and thriving. With plans for an aquatic centre, cinema and train station in the works, homes here are extremely popular among homebuyers and renters. Now that it's easier than ever to access Perth City on the Tonkin, the hills and south-west along Roe Highway, or Bullsbrook and beyond via Great Northern, there's no holding back.

Call Joe Da Mata on 0406 237 964 or Graeme Corey on the 0419 902 309 to view.

*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.*