

65 Grassdale Pkwy, Ellenbrook







A Corner Cracker!

Open by private inspections only. Call Simar Singh on 0433 767 296.

What a stunning setting.

Perfectly positioned on a low-maintenance 373sqm (approx.) corner block that is nicely elevated and splendidly overlooks the pristine natural bushland of the spectacular Grassdale Wetlands, this excellent 4 bedroom 2 bathroom home – that also enjoys the privacy of rear-laneway access – encourages an enviable “lock-up-and-leave” lifestyle like no other.

Leafy bush views can be enjoyed from the front of the house, including within a tiled front lounge room off the entry and a huge carpeted master-bedroom suite – split-system air-conditioning, walk-in wardrobe, intimate ensuite bathroom, shower, toilet, vanity and all. The two spare bedrooms near here are also both carpeted for comfort and extend outdoors to a tranquil side courtyard.

The third bedroom has a walk-in robe, whilst the second bedroom has a built-in robe, split-system air-conditioning and benefits from semi-ensuite access into the main bathroom – where a separate bath and shower caters for everybody’s personal needs. A separate carpeted fourth bedroom has a built-

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Price	SOLD
Property Type	Residential
Property ID	27346

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in robe of its own.

The open-plan family, dining and kitchen area is massive in size and is the true highlight of this property's highly-functional floor plan. While split-system air-conditioning and gas-bayonet heating grace the living zone, the kitchen itself is well-equipped with tiled splashbacks, a storage pantry, stainless-steel range-hood and dishwasher appliances and a Euromaid gas cooktop/oven setup.

External access from the family room reveals a delightful northwest-facing alfresco-entertaining area, also reachable via a single gate off the back laneway. There is also vehicular access via Minnie Lane, into a remote-controlled double lock-up garage where an internal shopper's entry door is complemented by separate access to the drying courtyard, off the laundry.

You will absolutely love the fact that the home is nestled within the sought-after catchment zones for both Malvern Springs Primary School and Aveley Secondary College, whilst there is also convenient access to early-learning centres, lush local parks, more nature spectacular reserves and picturesque bushland walking trails. The new Brooklane Shopping Centre and its surrounding restaurants are also nearby, as is a round of mini-golf at The Vines Resort – and the magnificent restaurants, wineries and breweries that our amazing Swan Valley has to offer. There's even more to come over the next few years too, with the Ellenbrook Train Station, the community recreation and aquatic Centre and further additions to Ellenbrook Central Shopping Centre currently all under way and not letting up any time soon. And don't forget about the fantastic Ellenbrook Sports Hub either – not too far from your front doorstep. This is a location that simply knows no bounds!

Book a time to visit this exceptional home by calling Simar on 0433 767 296.

Property Features:

- 3 bedrooms
- 2 bathrooms
- Security-door entrance
- Front lounge room
- Huge open-plan family/dining/kitchen area
- Stainless-steel dishwasher
- Spacious front master suite
- 2nd or "guest" bedroom with semi-ensuite access into the main bathroom
- 2nd and 4th bedrooms with BIR's
- 3rd bedroom with a WIR
- Side courtyard

- Separate laundry with its own drying courtyard
- Separate 2nd toilet, off the laundry
- Split-system air-conditioning
- Gas bayonet in the family room
- Outdoor alfresco entertaining
- Easy-care gardens
- 373sqm (approx.) corner block, overlooking beautiful wetlands
- Off-road parking bays for your guests and visitors to utilise, in front of the home

Location Highlights (all distances approximate):

- 10m to the Grassdale Wetlands
- 500m to Malvern Springs Primary School
- 2.0km to Brooklane Shopping Centre
- 2.2km to Aveley Secondary College
- 2.3km to Ellenbrook District Open Space
- 2.6km to Holy Cross College
- 3.1km to Ellenbrook School of Early Learning
- 4.0km to The Vines Resort
- 4.1km to Ellenbrook Central
- 5.0km to Tonkin Hwy
- 19.4km to Midland
- 24.1km to Perth Airport
- 29.7km to Perth CBD

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