







A Family Classic!

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

This, ladies and gentlemen, is impressive.

Backing on to part of the lush green that graces the world-class golf course at The Vines Resort, this stunning parkside 5 bedroom 2 bathroom single-level home will keep your loved ones happy with its spacious room sizes and a dream outdoor setting, overlooking it all.

Nestled opposite the lovely and leafy Classic Brut Park, this sublime property will leave you in awe of its huge alfresco and patio-deck entertaining areas. The deck even has its own bubbling spa, overlooking the shimmering below-ground salt-water and solar-heated swimming pool. There is also a secure backyard-lawn area for the kids and pets to play on, as well as a barbecue nook or food-preparation area – all of it benefitting from astonishing views across the golf course and towards Perth's rolling hills.

Before you even step foot inside, a remote-controlled three-car lock-up garage will also pleasantly surprise you with its front and rear (alfresco) automatic roller doors, plus a third electronic roller door to access the side workshop/lean-to area. There is also internal shopper's entry from here, for

5 2 3

Price	SOLD
Property Type	Residential
Property ID	27626

Agent Details

Jonathan Marlow - 08 9402 2299

Office Details

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

peace of mind.

Beyond a double-door entrance lies a carpeted front lounge, next to a tiled formal-dining room that extends into the main living zone through a gorgeous French door. A tiled study – or home office – can also be found off the entry, as can a powder room.

The huge front master retreat is newly carpeted just like most of the other bedrooms and boasts a ceiling fan, a walk-in wardrobe and a fully-tiled ensuite bathroom – corner spa, shower, separate toilet, twin “his and hers” vanities and all. A separate set of double French doors reveals the huge tiled open-plan family, meals and kitchen area, where most of your casual time will be spent. There, a striking stone media recess and stylish light fittings meet a Smeg gas-cooktop/hotplate/oven combination, an integrated range hood, a stainless-steel dishwasher, ample storage options and two sets of bi-fold doors for seamless access to the alfresco, patio and beyond.

The tiled activity room also opens out to the alfresco, whilst a massive tiled fifth bedroom doubles as a games room if need be, complete with a ceiling fan, backyard access and a vista out to the pool and the sprawling golf-course greens. The three spare bedrooms are all large in size and have mirrored built-in robes (with the fourth bedroom comprising of a ceiling fan and just that little bit bigger than the rest), serviced by a fully-tiled main family bathroom with a shower and separate bathtub.

Throw in a very close proximity to The Vines Resort itself, other gorgeous local parklands, Anne Hamersley Primary School and other excellent educational facilities, shopping centres, public transport, the Ellenbrook town centre and the multitude of wineries, breweries and restaurants gracing our picturesque Swan Valley and you have yourself a dream location with a whisper-quiet lifestyle that most of us can only envy.

This one is a winner!

Book a time to visit this outstanding property by calling Simar on 0433 767 296.

Property Features:

- 5 bedrooms
- 2 bathrooms
- Tiled entry foyer with a high ceiling
- Study
- Amazing hill and golf-course views
- Spacious outdoor alfresco with two ceiling fans

- Large additional patio-entertaining deck
- Outdoor solar heated spa and solar heated swimming pool
- New internal carpets
- Formal lounge and dining rooms
- Spacious master retreat with a spa bath
- Generous 2nd/3rd/4th bedrooms
- Huge versatile 5th bedroom – or games room
- Separate bath and shower to the main family bathroom
- Activity room
- Functional laundry with ample storage and side/external access
- Powder room
- Separate 3rd toilet
- Freshly painted
- 5kW solar power-panel system
- New Daikin ducted reverse-cycle air-conditioning system (with zoning)
- Security-alarm system
- Foxtel connectivity
- Feature skirting boards
- New gas hot-water system
- Rear tool/storage shed with a roller door
- Reticulation
- Three-car lock-up garage with alfresco access and a powered secure side workshop area
- Keypad access to the garage
- Shopper’s entry
- Huge 872sqm (approx.) block
- Built in 2002 (approx.)
- Internal living 281sqm
- Total build area 369sqm plus Patio 60sqm.

Location Highlights (all distances approximate):

- 1.4km to Anne Hamersley Primary School
- 3.2km to The Vines Resort
- 3.4km to Aveley Secondary College
- 3.5km to Tonkin Hwy
- 4.9km to Aveley Shopping Centre
- 6.6km to Ellenbrook Central
- 19.0km to Midland

- 25.6km to Perth Airport

- 34.8km to Perth CBD

Disclaimer: The information provided herein has been prepared with care; however, it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies.

* Interested parties must be sure to undertake their independent enquiries.

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.