


# 45 Grassdale Pkwy, Ellenbrook







## Feel Immersed in Nature Yet Close to Everything!

Surrounded by wetlands and Annie's Landing open space, this sweet cottage home awaits new owners. Offering two bedrooms, one bathroom and a compact, easy-care block, it's the perfect lock-and-leave or entry-point into the property market!

With timber laminate flooring, a fresh neutral palette and minimal gardens, this property is ideal for those with busy lives or who spend time away from home. Modern conveniences such as the rear (remote-controlled) lock-up garage, reverse-cycle air conditioning, stainless steel cooking appliances and contemporary lighting enhance with property's move-in-ready appeal.

Small families and astute investors will appreciate the proximity to Malvern Springs Primary School, less than a 400m walk away, and nearby Aveley Secondary College. There are childcare facilities, several parks and playgrounds, shopping amenities within easy reach, and endless attractions to explore at Whiteman Park and the Swan Valley.

Its absolute parkland position on the edge of suburbia will make you feel immersed in nature, while access to Tonkin Highway is only a few minutes away.

Contact Kenny Poi from Xceed Real Estate without delay on 0481 340 343

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 27962 |

### Agent Details

Kenny Poi - 0481 340 343

### Office Details

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

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regarding this fantastic home today.

Features include:

Two bedrooms, one bathroom

Easy-care, lock-and-leave home

Elevated cottage block opposite wetlands

Sunny courtyard and minimal gardens

Single garage with a remote sectional door

Reverse-cycle air conditioning in the living area

Stainless steel cooking appliances

Laminate timber flooring

Large main bedroom

Skylight in the second bedroom

Location (approx.distances):

380m to Malvern Springs Primary School

1.6km to Aveley Secondary College

2.3km to Holy Cross College

5.5km to Tonkin Highway

1.7km to Primewest Brooklane Shopping Centre

3.7km to Ellenbrook Central Shopping Centre

600m to Annie's Landing parklands

450m to Vasse Park

*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.*