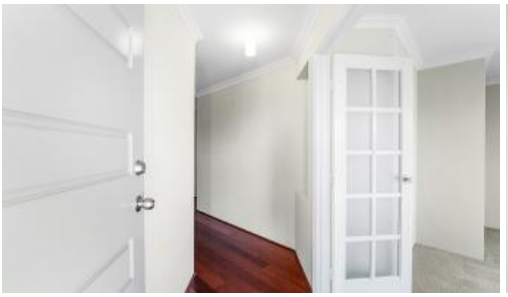

Style on the Edge of the Valley

Nestled on the cusp of the Swan Valley, this immaculate four-bedroom, two-bathroom home is perfect for families, downsizers and busy professionals. Beautifully presented throughout, there's not a finger to lift here – simply move in and enjoy this tranquil and convenient location, plus the bonus of being situated across the road from the walking trails in Musselbrook Park.

Occupying a 544sqm block, and with 210sqm of living space, expansive open plan living and dining, a formal lounge/theatre room and a well-appointed kitchen provide plenty of space and separation for the entire family. Generous alfresco dining with a decked patio, ceiling fans and café blinds is the perfect spot to enjoy all those goodies you've collected from the Swan Valley's fresh produce outlets, wineries, distilleries and breweries. The easy-care gardens ensure you have plenty of time to explore this glorious region of Western Australia brimming with many tourist attractions including The Vines Resort and Golf Club, Swan Valley Cuddly Animal Farm and Whiteman Park about 10 minutes away.

Built in 2008, this spacious home features timber flooring, high ceilings, French doors and quality window treatments. The neutral décor is sure to match your furnishings, plus there's plenty of scope to add your own touches too.

4 2 2

Price	SOLD
Property Type	Residential
Property ID	28364

Agent Details

Joe Da Mata - 0406 237 964

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
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XCEED REAL ESTATE

You’re never far away from parks or schools in family-friendly Ellenbrook, including Coolamon Oval with sporting facilities, a skate park and walking trails, and Malvern Springs Primary School, Holy Cross College and Ellenbrook Secondary College. The neighbourhood features Ellenbrook Central Shopping Centre, Bunnings and a thriving town centre with cafes and specialty stores. You have easy access to many more amenities in nearby Midland, as well as bus routes, the Perth Airport and arterial roads including Gnangara Road, West Swan Road, Tonkin Highway, Reid Highway and Great Northern Highway. Once the new train line is open, you’ll be at the Perth Airport and CBD in less than 30 minutes.

Since this property is move-in ready and offers a wonderful lifestyle, investors will also need to move fast as there is likely to be a long list of families either wanting to buy or rent this stylish home. Please don’t hesitate to contact Joe da Mata on 0406 237 964 to arrange a viewing today.

Property features:

Four bedrooms (with built-in robes), two bathrooms

Large open-plan living and dining with a ceiling fan leading out to alfresco dining

Modern kitchen with dual sinks, a dishwasher, gas cooktop, loads of storage and bench seating

Formal lounge with a ceiling fan, storage and French doors

Primary bedroom with an ensuite and external access

Separate laundry with storage and external access

Fantastic alfresco dining with a pitched patio deck with ceiling fans and café blinds

Timber flooring

Quality window treatments

High ceilings in the living areas

Reverse-cycle ducted air-conditioning

Double lock-up garage with garden access and additional parking

Solar panels

Easy-care gardens

2008 brick and iron construction 544sqm block, with 210sqm of living space

Move-in ready Low maintenance lifestyle Family-friendly community

Location highlights:

• 50m Musselbrook Park

• 1.1km Malvern Springs Primary School

• 1.5km Holy Cross College

• 1.7km Woolworths Ellenbrook North

• 1.8km Coolamon Oval

• 3km Ellenbrook Central

• 3.2km Ellenbrook Secondary College

• 5km the Swan Valley

• 5.1km The Vines Resort and Golf Club

Disclaimer:

The information provided is for general information purposes only and is based on information supplied by the Seller and may be subject to change. Therefore, no warranty or representation is made to its accuracy, and interested parties should place no reliance on it and should make 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.