







Easy Family Living Surrounded by Nature

There's a reason why so many young families are moving to Ellenbrook, and this spacious property bordered by nature reserves, the beautiful Swan Valley and just minutes to local schools, is a perfect example. With four bedrooms, a study and/or theatre room, ducted reverse cycle air conditioning and large alfresco, you'll love coming home to a modern and low-maintenance home offering comfort and contemporary fixtures throughout.

Located at the front of the home away from the buzz of the living areas, the main bedroom boasts walk-in robes and an ensuite with a large frameless shower, vanity and WC, whilst bedrooms two, three and four feature mirrored robes.

Family life will centre around the open plan living, kitchen and dining at the rear of the home, all overlooking the fully fenced garden and alfresco through sliding glass doors. Gather around the large stone island and breakfast bar, complete with double sinks so you can keep an eye on the kids while preparing meals. Elsewhere, find a gas stove top, rangehood, double fridge space, dishwasher, and generous pantry.

For sit-down dinners, dining and casual living combines to create the ideal, free-flow space for relaxation and entertaining. Additionally, this home offers a second family-sized bathroom with a frameless shower, bath, vanity and

4 2 2

Price	SOLD
Property Type	Residential
Property ID	28546

Agent Details

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Office Details

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WC, and a spacious theatre room or double study, a versatile space that could also serve as a second living or playroom.

Outside, wind down with weekend barbecues under the covered and paved alfresco with outdoor lighting and private garden bed and lawn surrounds, while out the front, find a double lock-up garage, a neat, stone-paved native garden and green verge.

Located on a family-friendly street just a seven-minute walk to Anne Hamersley Primary School, peaceful bush walks, and a few minutes' drive to Ellenbrook Woolworths, this move-in-ready home is a fantastic opportunity for those seeking quality of life while still being a 35-minute commute to the CBD. To secure this property now, contact Kenny Poi on 0481 340 343.

Features include:

4 bedrooms, 2 bathrooms

Theatre room/study

Samsung ducted reverse cycle air conditioning

Double lock-up garage

Ensuite to main bedroom

Walk-in or built-in robes

Covered, paved and private alfresco

Open plan kitchen, living, dining

Stone benchtops

Kitchen island with breakfast bar

Double fridge space

Gas stove top

Separate laundry

Native garden surrounds

Location (approx. distances):

Anne Hamersley Primary School	650m
Brockman Park and playground	700m
Stanbury Park	2.2km
Malvern Springs Primary School	3.6km
Woolworths Ellenbrook	3.8km
The Vines Resort	6.0km
Ellen Brook Nature Reserve	6.3km
Upper Swan	6.5km

Ellenbrook Central	7.0km
Perth CBD	32.5km
Perth Airport	36.1km

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