







Easy-Care Abode on Nature’s Doorstep

HOME OPEN Sunday 17th September 12pm – 12.30pm.

If you're a first-home buyer or busy downsizer, this property is a great opportunity to join the wise investors increasingly making Ellenbrook the family-friendly suburb of choice. In walking distance to the local school, various parks, and just a few minutes drive from the Ellenbrook Train Station opening in 2024, this home ticks a lot of boxes for a range of buyers.

Enjoying an elevated position, come inside to find three carpeted bedrooms, two bathrooms, a double lock-up garage, a study, and a low-maintenance rear paved terrace. A good-sized main bedroom features walk-in robes and an ensuite with shower, vanity and WC, while the kids get built-in robes and a separate bath, shower and WC.

A major drawcard for this residence is the deceptively spacious, open-plan heart of the home – the living, dining and kitchen areas – boasting every comfort for family life. These include top and bottom cabinetry, a gas stove top, electric oven, a large kitchen island with double sinks and a breakfast bar, a dishwasher, and a split system air conditioner.
Additionally, a laundry with direct side access adjoins the kitchen, and a study tucked nearby allows for extra private space, all-important storage or dedicated homework space.

Throughout the living and entry area, hard-wearing tiles ensure an easy-care

3 2 2 393m2

Price	SOLD for $480,000
Property Type	Residential
Property ID	29363
Land Area	393 m2
Floor Area	212 m2

Agent Details

Office Details

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

lifestyle, while wide windows and sliding glass doors out to the rear terrace bring in plenty of natural light. A safe and private zone for the kids to play or the ideal summer barbecue space, the rear paved terrace enjoys plenty of sunshine and side access directly from the front or the rear double lock-up garage. Split-opening front windows to the main bedroom and a covered terrace at the entryway create a unique façade, with a sunny lawn providing an ideal spot for your morning coffee.

At just over a 10-minute walk to Malvern Spring Primary School, a few hundred metres walk to leafy Vasse Park, and with a four-minute drive to the future Ellenbrook's multiple shops, the imminent train station and a subsequent 30-minute trip into the CBD, this home is well worth snapping up. To see it for yourself, contact Simar Singh now on 0433 767 296

Features include:

• 3 bedrooms, 2 bathrooms
• Walk-in or built-in robes
• Double lock-up garage at the rear
• Separate study
• Split-system air conditioning in living areas
• Paved, private rear terrace and covered front terrace
• Spacious open-plan living, kitchen, and dining
• Gas stove top, electric oven, kitchen island, double sinks, dishwasher
• Low maintenance front garden
• Separate laundry
• Elevated position, corner block
• Side access to the rear from the front

Location (approx. distances):

300m Vasse Park
1.0km Malvern Springs Primary School
1.8km Aveley Secondary College
2.3km Ellenbrook Sports Hub
3.3km Woolworths Ellenbrook North
3.3km Holy Cross College
4.8km Ellenbrook Central (shops, future train station, eateries, major amenities)
5.5km Vines Resort
6.5km Tonkin Highway access
8.6km Ellen Brook Nature Reserve/Upper Swan

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

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