







Huge Retreat in Family-Friendly Ellenbrook

Land Size 594sqm

If you're looking for a spacious home for a growing family in a friendly area with plenty to do, you've found it right here at 66 Granesse Drive, Ellenbrook. Situated in the Charlotte's Vineyard Estate and striking distance from leafy parks, playgrounds, shops, and quality schools, with Swan Valley literally on your doorstep, you couldn't be better positioned to enjoy the spoils of all Ellenbrook has to offer in this comfortable and roomy four-bedroom, two-bathroom home with multiple living areas.

From the gorgeous street frontage to the generous proportions inside, this is a home where lifestyle truly matters. All bedrooms are comfortable while a family room, games room, and large and well-appointed kitchen and casual dining area easily accommodate the modern family. Abundant windows and sliding doors provide natural light, bathing the residence with a lovely, airy ambiance while the functional layout sees all living areas enjoying a view over the huge, alfresco area.
This is where the magic happens - a space that any family will thrive in, and being undercover, outdoor dining and BBQ's can be enjoyed for much of the year. Overlooking the pool, entertain your guests in style, or relax with the family all weekend in your private paradise – the perfect reprieve for a busy life.
With plenty of quality parks, greenspaces, playgrounds, schools and shops close by, this is a convenient and comfortable home for the growing family or

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Price	SOLD for $675,000
Property Type	Residential
Property ID	30062
Land Area	594 m2

Agent Details

Joe Da Mata - 0406 237 964

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
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an investor looking for value in a high-growth area. With Swan Valley right next door, Whiteman Park and Caversham Wildlife Park down the road, excellent transport links and proximity to Tonkin Highway, this generous-sized home in fabulous Ellenbrook delivers on all fronts.

For expressions of interest, please contact Joe Da Mata, Xceed Real Estate, on joe@xceedre.com.au or 0406 237 964.

Water rates - $1,303.65 p/a
Council Rates - $2,400.00 app

Features include:
Set in the Charlotte's Vineyard Estate
Freshly renovated with new carpets
Four bedrooms
Two bathrooms, one with bath
Formal lounge
Open-plan kitchen and casual dining area
Formal dining room
Family Room
Games Room
Fenced Swimming pool
Huge undercover outdoor alfresco area
Large, modern, well-appointed kitchen with ample benchtops, pantry
Ducted air conditioning and downlights
Cool limestone paving
Two car garage
New lawn to front and back of property
Freshly mulched with established gardens

Location (approx. distances):

Halpin Park 500m
Ellenbrook Central 1.7km
Ellenbrook Secondary College 1.9km
Rainbow Waters Playground 1.9km
Ellenbrook Christian College 2.6km
IGA Ellenbrook 3.3km
Ellenbrook Primary School 3.5km
Malvern Spring Primary School 3.7km
Vasse Park 4.7km

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