

73 Railway Parade, Upper Swan







Design your dream lifestyle in the Swan Valley

4 2 3 4,258m2

Craving a tree change while still having access to many amenities? Set on 4,258sqm in the Swan Valley, this tranquil property presents many options and is only moments from the Ellenbrook and Midland town centres.
Built in 1989, you'll immediately feel the serenity and warmth this four-bedroom, two-bathroom home exudes. Set back from the street, the peace draws you in, whether you're cosy by the wood heater in the sunken living room or relaxing in the formal lounge room.
This split-level home offers plenty of separation and privacy whether you're a growing family or seeking a calm country setting. A sunken primary bedroom includes a sitting area ideal for those seeking a quiet spot to unwind.
Updated over the decades, the modern kitchen features stone countertops, a corner picture window overlooking the pool, and a built-in dining nook perfect for informal catch-ups. Gorgeous blackbutt flooring throughout connects to the rustic setting and compliments the new plush carpet in the lounge room and bedrooms.
Given the wide-open space surrounding you, 20 solar panels capitalise on Western Australia's eternal sunshine.
A wrap-around paved patio with a pitched roof and cafÃ© blinds offers year-round entertaining. It will be very easy to picture yourself floating in the saltwater pool with a cocktail in hand prepared from your bar as you leisurely savour the endless rural vistas.
With a fenced paddock and multiple outbuildings, including two sheds with power and a shipping container, your imagination will go into overdrive with the possibilities this property presents. Invest in horses or livestock, build a

Price	SOLD for $1,050,000
Property Type	Residential
Property ID	30168
Land Area	4,258 m2
Floor Area	188 m2

Agent Details

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greenhouse, or put your workshop to good use. There's great potential to run a business from this property and design your dream lifestyle.
Within moments, you could be swilling wine or indulging in the many outstanding breweries, distilleries, restaurants and galleries. There are so many attractions in this part of the world, including the Belvoir Homestead and Amphitheatre, the Vines Resort and Golf Course, Brookleigh Estate and Bells Rapids Park, not to mention the Swan River and endless walking and cycling trails. The biggest problem you will have is deciding how to spend your weekends.
You're within walking distance of Upper Swan Primary School and a short drive from the Swan Valley Anglican Community School and Swan Christian College. You're around the corner from Shells Coles Express, and there are plenty of nearby fresh food outlets and supermarkets selling locally grown produce. Ellenbrook Central Shopping Centre and Midland Gate Shopping Centre are conveniently only a short drive away.
A fantastic lifestyle awaits, so please don't hesitate to contact Joe Da Mata at 0406 237 964 or joe@xceedre.com.au to arrange a viewing today.

Property features:

â€¢ Four-bedroom (with built-in robes), two-bathroom split-level brick and tile 1989 home
â€¢ Open-plan dining and sunken living room with a wood burner
â€¢ Large kitchen with a dining nook, stone countertops, dual sinks, stainless steel dishwasher, integrated microwave, 5-burner gas cooker with a 900mm electric oven, tiled splashback, walk-in pantry and a corner window overlooking the pool
â€¢ Sunken primary bedroom with security shutters, sitting room, walk-in robe and an ensuite
â€¢ Spacious lounge room opposite the primary bedroom
â€¢ Separate laundry with storage, a separate toilet and external access to a drying courtyard
â€¢ Blackbutt flooring in the living areas and new carpet in the lounge and bedrooms
â€¢ Ducted refrigerated reverse cycle and zoned air-conditioning and ceiling fans
â€¢ 20 x solar panels
â€¢ Wrap-around paved patio with a pitched roof and cafÃ© blinds
â€¢ Below-ground saltwater pool with a bar
â€¢ Fenced paddock perfect for horses or livestock
â€¢ Fully fenced 4,258sqm block with established gardens with reticulated bore and a double carport, two driveways and additional parking
â€¢ Several outbuildings: 2 powered sheds (one with 3-phase power) and a sea container

Location highlights:

â€¢ 600m to the Swan River
â€¢ 700m to Upper Swan Primary School
â€¢ 850m to Shell Coles Express Upper Swan Roadhouse
â€¢ 5km to the Vines Resort and Golf Course
â€¢ 5.9km to the Swan Valley Anglican Community School
â€¢ 6.8km to Ellenbrook Central

â€¢ 8.7km to Swan Christian College
â€¢ 13km to Midland

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