







SECURE YOUR FUTURE WITH THIS UNIQUE, SOLID PROPERTY INVESTMENT!

Total Land Size: 4,047sqm approx.
Total Internal Floor Area: 213sqm approx.

This spacious General Rural Zoned one acre property dwarfs recently sold adjacent lots, at a fraction of the relative cost!

Embracing the best of both worlds, this idyllic five-bedroom, two-bathroom Upper Swan home is positioned on an impressive parcel of land, set in sprawling, wide-open spaces, offering country-style living, nature trails, and mature gardens within a family-friendly community, with modern amenities.

Situated in a rapidly growing area interfacing with a new residential housing estate, the upcoming Upper Swan shopping precinct, a brand-new primary school, and proximity to arterial roads and the soon-to-open Ellenbrook train station, this property is at the heart of convenience.

Striking distance from Swan Valley and its numerous boutique wineries, breweries, restaurants and galleries, Whiteman Park, Aveley Shopping Centre, vibrant Ellenbrook, and just a short 10-minute drive to picturesque Bells Rapids lookout and walking paths, you are assured a lifestyle of abundance here.

Step inside to a home boasting a functional floor plan and generous living

5 2 4 4,047m2

Price	SOLD for $1,151,000
Property Type	Residential
Property ID	30559
Land Area	4,047 m2
Floor Area	213 m2

Agent Details

Joe Da Mata - 0406 237 964

Office Details

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spaces. Featuring five bedrooms and two bathrooms, a dedicated separate wing with a large games room and three bedrooms sharing a spacious main bathroom, complete with bath, shower, and vanity, as well as a separate toilet. Plus, a versatile fifth bedroom or study also adds to the flexibility of this charming home, with a laundry offering plenty of storage with both under and overhead cupboards.

An open plan kitchen, living, and dining area is the central heart of the home, featuring the warmth of timber flooring and a cosy wood fireplace, while a separate lounge opens onto an inviting undercover alfresco, perfect for outdoor gatherings and entertaining. The well-laid-out kitchen provides space for two people to function simultaneously, and boasts granite benchtops, solid steamed beech cupboard doors and drawer fronts, ample storage, and modern appliances including a dishwasher, electric hotplates, and oven, all centered around a spacious island bench.

Outside, a sparkling pool flanked by palm trees, along with a gazebo, offers a gorgeous summer reprieve for the residents to enjoy while the front of the home provides a spacious paved alfresco area with lawn, and mature trees providing welcome shade.

Additional features include a large garage/carport/workshop located away from the house, providing further space for work vehicles, trailers, machinery, with still plenty of extra space to accommodate a caravan and/or boat.

The removal of overhead powerlines, along with the provision of underground power and 3-phase upgrade work is progressing at no cost to the owner. Orange Ave has piped underground stormwater drainage and is landscaped and reticulated.

Owner occupied for 40 years, this is a home that has been lovingly cared for and presents beautifully. Enjoy easy, relaxed semi-rural living and a location just moments from Tonkin Highway and the upcoming Ellenbrook Train Station, making travelling to and from home a breeze. This home ticks all the boxes for an incredible lifestyle.

Awaiting lucky owners to bring their vision and individual touches to this home, you are only limited by your imagination here. Reap the benefits of current and future developments within the area, with ever-evolving enhanced amenities and enjoy a home and parcel of land that is assured to yield favourable returns over time.

Don't miss out on this opportunity to own acreage in this beautiful area. Current Approx Rates: Council $$2768.40 Water $733.76. The property is connected to mains water supply and is not currently connected to deep sewerage, although the deep sewerage main runs the full length of the western side of Orange Ave.

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

Features include:
Total Land Size: 4,047sqm

Internal Floor Area: 213m2
Corner Block
Zoned General Rural
Five bedrooms, main with ensuite, walk in robes
Four bedrooms, featuring built in robes
Open plan kitchen, living, and dining area
Separate lounge area
Huge Games Room
Modern laundry with overhead cupboards, with sliding doors to exterior
Large workshop
Double garage
Undercover alfresco area plus patio
Swimming pool with gazebo
Bathroom with bath
Mature gardens with gated entrance
Fully fenced
Two driveway crossovers
Ducted evaporative air conditioning
High ceilings, LED lights, light and bright
New underground power plus metre box to be connected shortly

Location (approx. distances):
Swan Valley 1.0km approx
Upper Swan Primary School 2.3km approx
Aveley Shopping Centre 5.4km approx
Ellenbrook Central 7.3km approx
Bells Rapids 7.8km approx
Ellenbrook Secondary College 8.2km approx
Whiteman Park 14km approx
Guildford 17km approx
Perth Airport 28km approx

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.