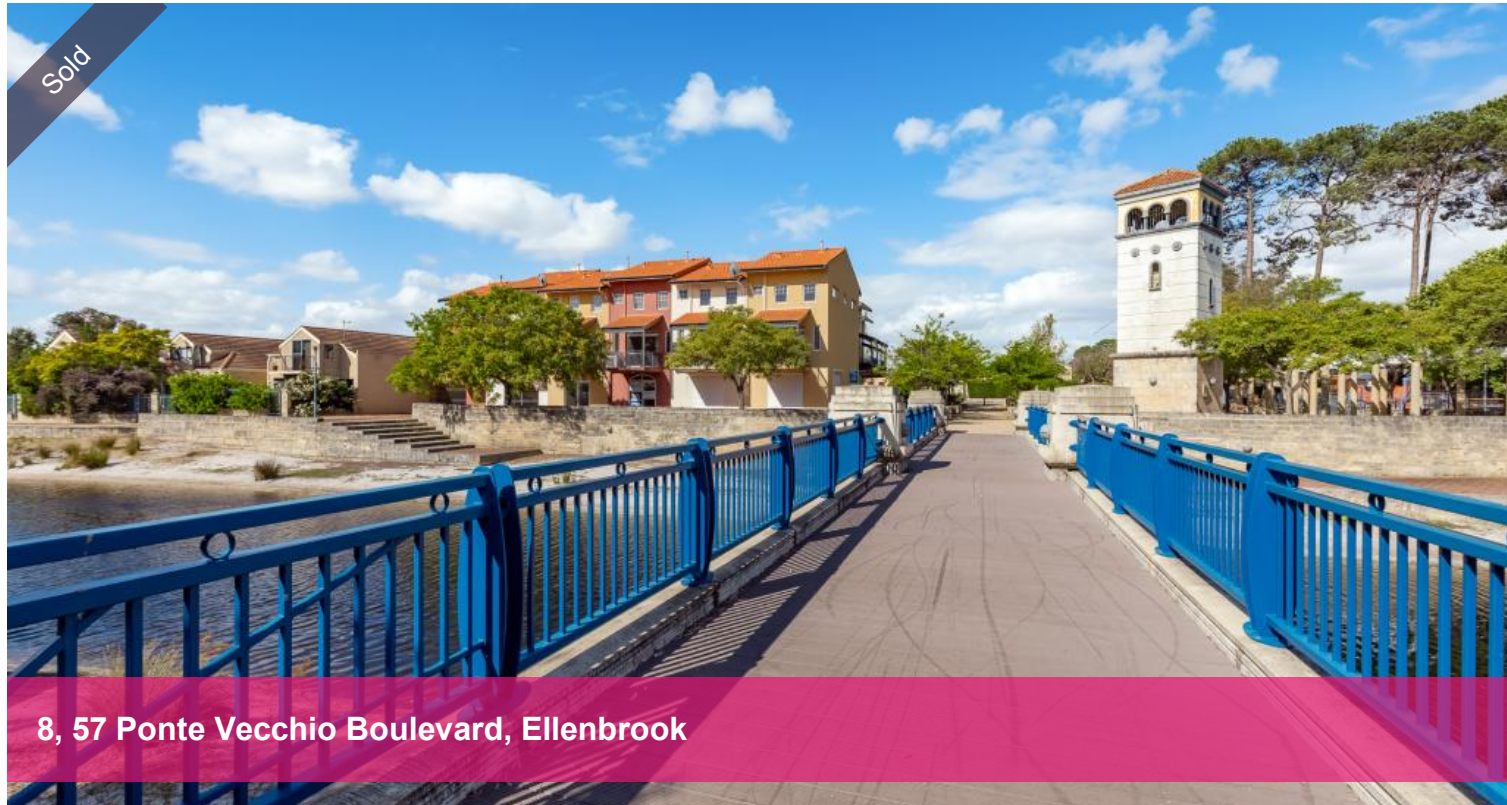


Sold



8, 57 Ponte Vecchio Boulevard, Ellenbrook



PARKSIDE TRANQIL GEM

Positioned in one of Ellenbrook's most desirable pockets, this stunning two-bedroom, two-bathroom residence right on the water's edge features a functional floorplan, generous living spaces and fresh-faced interiors, offering not just a beautiful home, but an exceptional lifestyle.

Cool and contemporary, and exuding an effortless charm of white-washed walls, timber style flooring and lofty ceilings, this two-story home is bathed in a beautiful natural light with picturesque views out over mature greenery and Lake Fresca Park below. Step inside to a generous open plan living, kitchen and casual dining area, a cohesive central space offering abundant quality features, and a beautiful place to relax and unwind.

A well-appointed kitchen boasts overhead cupboards, chef's oven, separate island bench, pantry and stainless-steel appliances while the living room offers an airy, tranquil space, looking out over the treetops. From the living room, extend your living spaces and slide open your sliding doors onto your very own private balcony with leafy-green views and parklands below. What better way to start your day than with a cup of coffee perched right here, or a sundowner early evening, and a quiet alfresco meal during the warmer months?

Two generous-sized and carpeted bedrooms offer plenty of comfort, the main featuring mirrored sliding robes and modern ensuite with the second bedroom also enjoying the convenience of built-in robes and a second

2 2 1 114 m²

Price	SOLD for \$450,000
Property Type	Residential
Property ID	31085
Land Area	114 m ²
Floor Area	89 m ²

Agent Details

Joe Da Mata - 0406 237 964

Office Details

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08 9207 2088

XCEED 
REAL ESTATE

bathroom with glass shower screen.

With extra storage under the stairs, undercover parking, a playground right downstairs, lush, green surrounds, right on the water's edge, plus all the convenience of local shopping and easy access to Gngangara Road and Swan Valley, this home promises a wonderful, convenient and stylish lifestyle. A great lock up and leave, this abode would suit the professional couple, downsizers, small family or investor seeking an exceptional opportunity in a prime locale. A beautiful, light and bright, low-maintenance home, brimming with contemporary charm, this one won't last!

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

Property Features

Two-storey home
Two bedrooms
Two bathrooms
Second bedroom with walk in robes
Open-plan living, kitchen, dining areas
Kitchen features separate island bench, chefs oven, stainless steel appliances, overhead cupboards
Spacious, light-filled living room
Storage under stairs
Timber style flooring
Ducted air-conditioning
Undercover parking

Locations (approx. distances)

Lake Fresca 250m
Rainbow Waters Playground 850m
Ellenbrook Secondary College 1.3km
Ellenbrook Train Station 1.4km
Ellenbrook Primary School 1.7km
Ellenbrook Central 3.0km
Swan Valley 3.8km

Easy access to Gngangara Road
Council rates - \$1636.64 p/a
Water rates - 1017.11 p/a

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.