







# 16 Elmina Avenue, Ellenbrook – Lifestyle Appeal with Investment Confidence

Welcome to 16 Elmina Avenue, a beautifully presented home that blends modern comfort with an exceptional location — ideal for homebuyers seeking convenience and investors looking for a high-demand rental opportunity.

Set in a well-connected pocket of Ellenbrook, this residence is just minutes from Ellenbrook Central Shopping Centre, Broadway Medical Centre, and quality schooling options including Holy Cross College, Ellen Stirling Primary School, and St Helena's Catholic Primary School. Surrounded by green spaces such as Elmina Park and Anna Plains Park, the home embraces a relaxed lifestyle with walking trails and family-friendly recreation close by. With the Ellenbrook Train Station now officially open, residents benefit from direct rail access to the Perth CBD — a major infrastructure upgrade that further boosts property appeal, rental confidence and long-term growth potential in the area.

### Property Features:

Master suite with walk-in robe and private ensuite
Three additional bedrooms, each fitted with built-in robes
Contemporary main bathroom with separate bathtub
Stylish kitchen with modern appliances and excellent storage
Light-filled open-plan kitchen and dining zone for everyday living
Dedicated lounge for premium entertainment or relaxation
Split system air conditioning for year-round comfort

### 📇 4 🤊 2 🗐 2 🖸 366 m2

**Price** SOLD for \$795,000

Property Type Residential

Property ID 32321 Land Area 366 m2 Floor Area 133 m2

## **Agent Details**

Joe Da Mata - 0406 237 964

#### Office Details

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



Low-maintenance gardens — ideal for a lock-and-leave lifestyle Secure double garage with rear laneway access

Only a 5-minute drive to shopping, medical centres, cafes and dining Whether you're searching for a quality home in a growing community or a secure investment with exceptional connectivity and rental demand, 16 Elmina Avenue delivers outstanding value on every level.

Water rates - \$1,110.38 per year (app) Council rates - \$2300 per year (app)

Don't forget to contact Joe Da Mata on 0406 237 964 or joe@xceedre.com.au for more information or to arrange your private viewing.

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