







UNDER OFFER - HOME OPEN CANCELLED!!!

3 2 2 225m2

Making optimal use of its compact 225sqm block, this three-bedroom, two-bathroom home delivers on style and practicality. This beautifully presented property is perfect for first-home buyers, couples, small families and professionals. With its undeniable investment potential, this home will be snapped up in a flash.

Featuring open-plan living and dining that lead to a paved patio with a pitched roof, the layout is ideal for entertaining, relaxation and modern living. The functional floor plan places the bedrooms at the front of the home, including a primary bedroom with an ensuite, providing ample separation from the living zone. A modern kitchen, ceiling fans, split-system air-conditioning, a family bathroom with a bathtub and a separate laundry enhance the functionality of this home.

Timber flooring in the living areas and a soothing colour scheme create a neutral décor that suits most furnishings. The double lock-up garage accessed from a rear laneway maintains the sleek façade and is another highlight.
Given the low-maintenance appeal of this home, you can move straight in and enjoy Ellenbrook's thriving community from day one, including the nearby Vines Resort & Golf Course and Ellenbrook Central Shopping Centre.

Located opposite Aveley Secondary College and within walking distance of Brooklane Shopping Centre and Tatton Park, this home makes the most of

Price	SOLD for $746,500
Property Type	Residential
Property ID	32954
Land Area	225 m2
Floor Area	105 m2

Agent Details

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Office Details

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the neighbourhood's many amenities. One reason so many families choose Ellenbrook is its selection of schools, including Malvern Springs Primary School, Holy Cross College and Swan Valley Anglican Community School.

Another appeal is the proximity to Tonkin Highway and the new Ellenbrook train line, delivering you to the airport in moments, which is perfect for FIFO workers. The Swan Valley is on your doorstep, brimming with wineries, breweries, distilleries, cafes and endless attractions for families of all ages.

Property features:

• Three-bedroom (with built-in robes), two-bathroom home
• Open-plan living and dining leading to alfresco dining
• Modern kitchen with dual sinks, stainless steel appliances (dishwasher, oven, range-hood & gas cooktop) and a breakfast bar
• Primary bedroom with a walk-in robe and an ensuite
• Family bathroom with a bathtub and a separate toilet
• Paved patio with a pitched roof
• Separate laundry
• Ceiling fans and split-system air-conditioning
• Neutral décor with timber flooring
• Double lock-up garage with rear laneway access
• Low-maintenance living
• Easy care property
• 225sqm block, with 102sqm of internal living space

Location highlights:
• Opposite Aveley Secondary College
• 350m to Brooklane Shopping Centre
• 400m to Tatton Park
• 1.6km to Malvern Springs Primary School
• 1.9km to Holy Cross College
• 2.5km to The Vines Resort & Golf Course
• 3.4km to Ellenbrook Central Shopping Centre
• 3.7km to the Swan Valley
• 3.8km to the Swan Valley Anglican Community School
• 4km to the Ellenbrook Train Station

Please don't hesitate to contact Ahsan Mustafa on 0402 270 173 or ahsan@xceedre.com.au to arrange a viewing today.

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