

Just Listed



22 Moreau Drive, Ellenbrook



## FEATURE RICH FAMILY LIVING

From the moment you step inside, the home feels warm, inviting and incredibly practical with thoughtful touches like plantation blinds, abundant storage and a layout that adapts effortlessly to the needs of modern family life.

Perfectly positioned in one of Ellenbrook's most tightly held and highly desirable pockets, 22 Moreau Drive delivers the ideal blend of space, comfort and lifestyle. With 4 bedrooms plus a theatre room converted into a 5th bedroom, multiple living zones including an activity area, a sparkling below ground pool, stone benchtops, plantation blinds, a 6.6kW solar system, ducted air conditioning and a generous backyard, this home offers exceptional value for families seeking room to grow in a premium location.

Flexible Floorplan With Genuine Versatility, the home features:

- A 4 bedroom home with the added benefit of a theatre room converted into a 5th bedroom ideal for guests, teens, extended family or a private office.
- A dedicated activity area provides the perfect breakout space for kids, study, gaming or a second lounge.
- The front of the home offers separation and privacy, perfect for multi-generational living or shift workers.
- The main living area is expansive and forms the heart of the home, offering plenty of space for dining, relaxing and entertaining.
- A spacious open plan living and dining area that flows seamlessly to the

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<b>Price</b>	From \$990,000
<b>Property Type</b>	Residential
<b>Property ID</b>	33331
<b>Land Area</b>	604 m2

### Agent Details

Harshdeep Singh - 0414 944 134

### Office Details

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outdoor entertaining space.

- A well appointed kitchen with stone benchtops, large island bench and ample storage.
- A dedicated activity area adds even more flexibility for growing families.
- Master suite positioned at the front for privacy.
- Three additional bedrooms with built in robes and great natural light.
- Plantation blinds to the front windows add a premium finish and enhance privacy and light control.
- 12.0 KW Ducted reverse cycle air conditioning throughout the home.
- Whole home water filtration system
- 15 panel, 6.6kW solar system with 5kW inverter, excellent long term energy savings.
- Sparkling below ground 6m x 2.5m pool with a recently installed pool pump, and sand filter, perfect for summer entertaining and family fun with recently installed pool pump & full pool fencing.
- Extended alfresco ideal for year round outdoor entertainment.
- Large lawn area for kids, pets and outdoor activities.
- Garden shed (approximately 3m x 2m) providing additional storage space.
- Security screens fitted to both the front entry door and alfresco door.
- Security sensor lighting installed to the front and rear of the property for added peace of mind.
- Carport providing extra covered parking in addition to the double garage.
- Low maintenance landscaping designed for easy living.
- Double garage with secure internal access.
- Side access potential for small trailer or future upgrades.

Perfectly positioned in one of Ellenbrook's most family friendly pockets, this home offers exceptional convenience and lifestyle appeal. Surrounded by quality schools including Holy Cross College, Ellenbrook Christian College and Ellenbrook Secondary College, families will appreciate having every stage of education close by. Daily essentials are effortlessly catered for with Ellenbrook Central Shopping Centre, major supermarkets, cafés, restaurants and retailers all just minutes away. Commuters will enjoy easy access to Tonkin Highway, the Ellenbrook Train Station and multiple public transport options, while weekends can be spent exploring nearby parks, playgrounds, walking trails and sporting facilities. Adding even more lifestyle appeal, the renowned Swan Valley with its wineries, breweries, cafés and family attractions is only a short drive away. With its strong sense of community, ongoing infrastructure investment and proven long-term growth potential, it's easy to see why this is one of Ellenbrook's most sought after locations.

If you would like further information contact Harshdeep Singh 0414 944 134 or email [harshdeep@xceedre.com.au](mailto:harshdeep@xceedre.com.au).

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