



56 Ellenbrae Place, Marangaroo



Spacious Family Living with Room to Grow 56 Ellenbrae Place, Marangaroo

Tucked away in a peaceful cul-de-sac, this spacious Webb & Brown Neaves built 4 bedroom, 2 bathroom family home delivers something increasingly difficult to find generous indoor and outdoor living, multiple entertaining spaces and a backyard with room to grow.

Set on approximately 502m², the home boasts an impressive three separate living areas, providing exceptional flexibility for a growing family. Create a theatre, children's retreat, games room or additional lounge, there's space for everyone to spread out.

Outside, a generous wrap around alfresco area extends the living space and provides plenty of room for outdoor dining, entertaining and relaxed weekends with family and friends.

Better still, the property offers additional outdoor space with potential for a swimming pool or granny flat/ancillary dwelling, subject to all relevant council and planning approvals giving buyers the opportunity to further tailor the property to their lifestyle or future needs.

A Location Made for Families

One of the real strengths of 56 Ellenbrae Place is its position. Tucked away from busy through-roads in a quiet cul-de-sac, you're still remarkably close to schools, shopping, sporting facilities, parks and beautiful areas of natural bushland as well as 12.7km away from Hillary's Beach, putting beach days, coastal walks and sunsets within easy reach.

4 2 3

Price

Property Type

Property ID

Offers

Residential

33647

Agent Details

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Office Details

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Shopping & Everyday Convenience

Walking distance to nearby shopping options include Marangaroo Shopping Centre, Alexander Heights Shopping Centre and Summerfield Shopping Centre.

For even more choice, Kingsway City Shopping Centre is just a short drive away, bringing together Woolworths, ALDI and BIG W, along with specialty retailers, food outlets and everyday services.

Parks, Bushland & Recreation

Despite being so conveniently located, Marangaroo offers an abundance of green space.

The nearby Marangaroo Conservation Reserve provides an important pocket of natural bushland right within the suburb – ideal for those who appreciate having nature and open space close to home.

There's also a great selection of local parks and open spaces including Paloma Park, John Moloney Park, Cabrini Park and Chancellor Park.

A short drive away, the expansive Kingsway Reserve adds another major lifestyle attraction, with extensive sporting and recreational facilities for the whole family.

Property Highlights

- Spacious 4-bedroom, 2-bathroom family home
- Impressive three separate living areas
- Built by renowned builder Webb & Brown-Neaves
- Approximately 502m² of land
- Double garage
- Generous wrap-around alfresco entertaining area
- Additional outdoor space with potential for a swimming pool
- Potential for a granny flat/ancillary dwelling, subject to relevant approvals
- Flexible indoor and outdoor spaces ideal for growing families
- Peaceful cul-de-sac location
- Rawlinson Primary School – approx. 1km
- Kingsway Christian College approx. 1.5km
- Girrawheen Senior High School approx. 2.5km
- Marangaroo Primary School approx. 3.2km
- Hillary's Beach approx. 12.7km
- Marangaroo Golf Course Approx. 3km
- CBD approx. 10km
- Excellent choice of nearby shopping centres
- Surrounded by parks, sporting facilities and natural bushland
- Convenient access to Wanneroo Road and Hepburn Avenue

With three living zones, expansive alfresco entertaining, a family-sized block and the potential to add a pool or ancillary dwelling, 56 Ellenbrae Place offers the space to enjoy today and the flexibility to adapt for tomorrow.

Space, schools, lifestyle and room to grow, all tucked away in a peaceful Marangaroo cul-de-sac.

Excellent School Options Close to Home

Families have an impressive selection of public and private education options nearby.

- Rawlinson Primary School approx. 1km

A vibrant Kindergarten to Year 6 school with more than 400 students and a wonderfully diverse community. Rawlinson offers specialist programs including Music, Digital Technologies, Indonesian, Design & Technology and Physical Education, together with STEM and sustainability learning. Its kitchen garden provides another hands-on learning environment, while the school's modern classrooms are surrounded by natural bushland.

- Kingsway Christian College approx. 1.5km

A highly regarded Kindergarten to Year 12 co-educational Christian college, providing families with the convenience of primary and secondary schooling on the one campus. The College offers academic, creative, co-curricular and vocational pathways, as well as a Gifted and Talented Program. Facilities include a 900-seat auditorium, gymnasium, six science laboratories, Home Economics and hospitality facilities, plus purpose-built Library, Design Technology, Arts and Media spaces.

- Girrawheen Senior High School approx. 2.5km

Offering considerably more than a traditional secondary curriculum, Girrawheen SHS has specialist opportunities in Elite Sport, STEM and Performing Arts. Its Elite Sports Program partners with organisations including Warwick Senators Basketball, Curtin University Athletics Club and Badminton WA, while its Performing Arts Academy specialises in Dance and Drama and has industry links including WAAPA. Students can also pursue ATAR, General and extensive VET pathways across areas such as construction, engineering, health, hospitality, business and technology.

- Marangaroo Primary School approx. 3.2km

An Independent Public School with a strong focus on inclusive, whole-child education and a welcoming multicultural community. The school also hosts one of WA's specialised learning programs for autistic students, providing individualised academic, social and emotional support alongside opportunities to participate in mainstream learning.

Call/Text/E-Mail Sharree to register for home open times: 0449 857 770,
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