

Just listed



36 Birkett Circle, Ellenbrook



## Parkside Living with Space, Comfort & Convenience

This 3 bedroom, 2 bathroom home offers a fantastic combination of space, comfort and everyday convenience, all set on a generous 471sqm block in a location that puts everyday essentials within easy reach.

One of the home's standout features is its position directly across from Jilgin Park, giving families an excellent outdoor space to enjoy right on their doorstep. Whether it's taking the kids out for an afternoon play, kicking the football around, enjoying a picnic or simply heading out for a relaxing evening stroll, having this much open space so close to home is a lifestyle benefit that everyone can appreciate.

Stepping inside, the home offers a welcoming layout designed with everyday life in mind. The master bedroom provides a comfortable private retreat, complete with its own ensuite, making it the perfect place to unwind after a busy day. Bedrooms 2 and 3 are serviced by the main bathroom, offering a practical arrangement for families, guests or those needing some additional space.

Moving further through the home, you're welcomed into the open-plan kitchen, dining and family area, designed to bring everyone together in one central space. The kitchen features a breakfast bar and dishwasher - so whether you're preparing family meals, enjoying a casual breakfast or chatting with guests while entertaining, this welcoming space makes everyday living that little bit easier.

3 2 2 471m2

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|----------------------|----------------|
| <b>Price</b>         | From \$739,000 |
| <b>Property Type</b> | Residential    |
| <b>Property ID</b>   | 33845          |
| <b>Land Area</b>     | 471 m2         |

### Agent Details

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### Office Details

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Comfort is well catered for with a Daikin reverse-cycle air conditioning system, providing both heating and cooling to help keep the home comfortable throughout the year.

When you feel like getting some fresh air, sliding doors connect the main living area to the enclosed rear patio, creating an inviting space for entertaining throughout the year. Whether it's weekend BBQs, family gatherings or simply unwinding at the end of the day, this versatile outdoor area adds another valuable space to the home.

Moving beyond the patio, you'll find a spacious grassed backyard, offering the perfect spot for kids and pets to play, soaking up some sunshine or relaxing outdoors. The combination of covered entertaining and open lawn gives you the flexibility to enjoy the outdoors in different ways all year round.

Adding further practicality is a double garage offering secure parking for two cars, along with the added bonus of installed attic storage. This valuable extra storage space is perfect for keeping seasonal decorations, luggage and those everyday items you don't need taking up room inside the home. Completing the home's features is a solar panel system, helping to keep everyday running costs down.

#### Prime Location:

Ellenbrook Central Shopping Centre is only a short drive away, making it easy to grab the groceries, enjoy a coffee or take advantage of the surrounding shops and amenities. Ellenbrook Train Station also provides a convenient connection to Perth CBD.

Families will also appreciate the proximity to Holy Cross College, Ellenbrook Secondary College and Ellenbrook Christian College, providing a range of educational options nearby.

With parks, schools, shopping and transport all within easy reach, this well connected Ellenbrook location offers a fantastic balance of family lifestyle and everyday convenience.

#### Why You'll Love It:

- 3 bedrooms and 2 bathrooms
- Double garage
- Generous 471sqm block
- Directly opposite Jilgin Park
- Open-plan kitchen, dining and family area
- Kitchen with breakfast bar and dishwasher
- Daikin reverse-cycle air conditioning for heating and cooling
- Master bedroom with private ensuite
- Main bathroom servicing the secondary bedrooms
- Enclosed rear patio for year-round entertaining
- Sliding door access from the main living area to the patio
- Grassed backyard with space for kids and pets
- Additional attic storage
- Solar panel system

- Walking or cycling distance to Arbor Grove Primary School
- Close to Holy Cross College, Ellenbrook Secondary College and Ellenbrook Christian College
- Short drive to Ellenbrook Central Shopping Centre
- Convenient access to Ellenbrook Train Station
- Public transport connections to Perth CBD

Whether you're searching for your first home, accommodating a growing family or simply looking for a property that combines indoor comfort with plenty of outdoor space, this Ellenbrook home delivers the opportunity for a fantastic lifestyle.

For more information or to arrange a private viewing, contact Steven Bethell at [steven@xceedre.com.au](mailto:steven@xceedre.com.au) or 0468 719 374.

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