

20 Madigan Way, Ellenbrook







Resort-Style Family Living with Pool, Space & Lifestyle

4 2 2 640m2

Some homes simply offer more.

More space. More places to entertain. More room for the family. And more reasons to enjoy coming home.

Set on a generous 640m² block in an established pocket of Ellenbrook, 20 Madigan is an impressive four-bedroom, two-bathroom family residence offering approximately 203m² of internal living space, multiple living areas and a fantastic outdoor lifestyle centred around a private swimming pool and expansive covered entertaining area.

From the moment you arrive, the home's generous proportions and established setting make an impression. Step inside and you'll discover a spacious home designed for comfortable family living, with plenty of room to spread out, relax and entertain.

The heart of the home is the impressive open-plan living and dining zone, complemented by additional living space that gives the family room to enjoy different areas of the home.

And when it comes to entertaining, this property really comes into its own.

Step outside to an extensive covered patio and entertaining area, creating an impressive connection between the indoor and outdoor living spaces. Beyond

Price	From $869,000
Property Type	Residential
Property ID	33908
Land Area	640 m2
Floor Area	203 m2

Agent Details

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the patio, the private swimming pool provides the perfect setting for summer afternoons, weekend entertaining and family fun.

Recent improvements add further appeal, with new carpets and new blinds enhancing the home's presentation, while the outdoor patio has been freshly painted, giving the entertaining area a fresh and inviting finish.

A Home Made for Living

• Four generous bedrooms
• Two bathrooms
• Double garage
• Generous 640m² block
• Approximately 203m² internal floor area
• Multiple living areas
• Spacious open-plan living and dining
• Well-appointed kitchen with ample storage and preparation space
• Swimming pool
• Large covered outdoor entertaining area
• Freshly painted
• New carpets
• New blinds
• Established gardens and outdoor areas
• Excellent indoor/outdoor connection
• Established Ellenbrook location

A Location That Has Changed the Way Ellenbrook Connects

One of the biggest advantages of living in Ellenbrook today is the transformation of the suburb's infrastructure.

The METRONET Ellenbrook Line is now open, giving local residents a direct rail connection to Perth. Ellenbrook Station is located in the heart of the town centre and provides an approximately 30-minute train journey to Perth CBD.

For families, education is also well catered for, with Holy Cross College offering education from Pre-Kindergarten through to Year 12 from its Ellenbrook campus.

And when it comes to everyday convenience, Ellenbrook Central is close by, offering major supermarkets including Coles, Woolworths and Aldi, along with Kmart, Big W and a wide variety of specialty stores, services, cafés and dining options.

Medical services are also conveniently available within Ellenbrook, making everyday life easier for the whole family.

Beyond the everyday essentials, Ellenbrook offers a relaxed family lifestyle surrounded by parks, recreation, open spaces and the attractions of the nearby Swan Valley.

More Than Just a 4x2

With its generous block, multiple living areas, swimming pool, expansive

outdoor entertaining area and recent updates, 20 Madigan Way offers something that can be difficult to find in a modern family home: genuine space combined with a lifestyle you can enjoy every day.

Whether you're entertaining friends around the pool, enjoying a quiet afternoon under the patio or simply giving the family room to spread out, this is a home designed to be lived in.

And with schools, shopping, medical services and the new Ellenbrook train station all helping to make everyday life easier, the location adds another significant layer of appeal.

20 Madigan Way isn't simply a place to live it's a home designed for family, entertaining and enjoying the Ellenbrook lifestyle.

Please contact Joe Da Mata on 0406 237 964 or joe@xceedre.com.au for further information or to arrange your inspection.

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