



## 1 Pineroo Terrace, Ellenbrook



### Spacious, Family Friendly and Well-located

Open by private inspections only! Call Simar Singh on 0433 767 296.

Occupying a 566sqm block and with 208sqm of living space, this 4-bedroom, 2-bathroom home offers plenty of living and outdoor space. With a garden overlooking native bushland, including direct access via a private staircase, this home feels even more spacious with the extra green space at your disposal.

You're never far away from parks or schools in family-friendly Ellenbrook. You're just a short walk away from Vasse Park, Willeroo Park and the Grassdale Wetlands, and the school run is a short commute by foot, bike, bus or car.

This home has been freshly painted and offers a formal lounge, a second living room (perfect for chilling and homework) and spacious open plan living and dining. The neutral décor ensures your furnishings will fit right in, plus there's plenty of scope to add your own style.

The fully enclosed garden offers plenty of space for playing and relaxing over alfresco dining, plus the wrap-around veranda will keep you cool during the warmer months.

This spacious family home is near many amenities including shops, schools, parks, buses and the Tonkin Highway entrance. Please contact Simar Singh on 0433 767 296 today.

Property features:

4 2 2 566 m2

**Price** SOLD for \$430,000  
**Property Type** Residential  
**Property ID** 26659  
**Land Area** 566 m2

#### Agent Details

Jonathan Marlow - 08 9402 2299

#### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
**REAL ESTATE**

- 4-bedrooms, 2-bathrooms
- 566sqm block, 208sqm living space
- Spacious open plan living and dining
- Modern kitchen with stainless steel appliances including a dishwasher and gas cooktop
- Separate pantry, plenty of storage and bench space and under bench seating
- Formal lounge near the entrance – perfect as a home office
- Additional living room – ideal for homework or as a playroom
- Spacious master bedroom with an en-suite bathroom and walk-in robe
- Three spacious bedrooms with built-in robes
- Family bathroom with a bathtub
- Alfresco dining under the main roof
- Established gardens with reticulation (scheme water) and a wraparound veranda
- Overlooks native bushland with direct access via a private staircase
- Freshly painted, neutral décor and easy-care tiles in the living areas
- Air-conditioning to the open plan living
- Separate laundry with external access
- Within walking distance to Vasse Gardens, Grassdale Wetlands and Willeroo Park
- Double car lockup with extra parking accessed from Honan Way

Location highlights:

- 350m to Vasse Gardens
- 750m to Grassdale Wetlands or Willeroo Park
- 1.1km to Malvern Springs Primary School
- 1.6km to Aveley Secondary College
- 1.6km to Brooklane Shopping Centre
- 4.9km Ellenbrook Central
- 5.0km to the Novotel Swan Valley Vines Resort and Golf Club
- 5.3km to the Swan Valley
- 5.8km to Ellenbrook Christian College
- 5.8km to Tonkin Hwy

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*