

Leased



295 Banrock Drive, Ellenbrook



## SHE'S SPECIAL!

This stunning 4x2 plus theatre home has been built to accommodate an entire family, giving everyone the opportunity to enjoy time with others or on their own as needed. The floorplan extends over 276sqm – bigger than a lot of blocks these days – and each of the bedrooms is large enough to accommodate a built-in wardrobe and double, queen, or king bed, plus a chair, a bookshelf, and other furniture or appliances to maximise an individual's comfort in their space. Each of the bedrooms also features a ceiling fan and window security to maximise natural light and airflow in the rooms day and night.

Communal areas have been beautifully tiled and freshly painted, so you can step into a place which truly feels new. The spacious open-plan kitchen/living/dining room area has been accented with a long stonetop breakfast bar and plenty of cupboard storage to make mornings easy, and there's no need to worry about waking up early to water the gardens – the healthy waterwise plants and set-and-forget reticulation mean you can truly focus on family time. There's also a covered alfresco and double garage set to the rear making it easy to get out and go each day.

The property is set on a 410sqm block placed well within the Anne Hamersley Primary School and Aveley Senior High School zones. There's also convenient access to early learning centres, parks, nature reserves, and Maralla Road/Railway Parade. Weekends might include a quick trip to new Brooklane Shopping Centre or a round of Mini-Golf at The Vines Resort, and

🛏️ 4 🚶 2 🚗 2

**Price** LEASED BY XCEED  
**Property Type** Rental  
**Property ID** 27317

### Agent Details

Kristie-Lee Newnham - 08 9207 2088

### Office Details

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

**XCEED**   
**REAL ESTATE**

there's more to come over the next few years, with the Ellenbrook Train Station, Recreation and Aquatic Centre and further additions to Ellenbrook Central currently underway.

Property Features:

- 276sqm floorplan on 410sqm block
- Four bedrooms
- Master bed ensuite plus main bathroom
- Lounge plus theatre room
- Kitchen with stone benchtops and storage
- Fresh internal paint
- Ceiling fans plus split system aircon
- Door and window security grilles
- Undercover alfresco
- Rear double garage

Location Highlights:

- 190m to Brockman Park and Annie's Landing Playground
- 3.4km to Brooklane Shopping Centre
- 3.7km to Ellenbrook District Open Space
- 3.7km to The Vines Resort
- 800m to Ellenbrook School of Early Learning
- 1km to Anne Hammersley Primary School
- 3.2km to Aveley Secondary College
- 4.8km to Holy Cross College
- 45m to 955 bus stop
- 7.7km to Tonkin Hwy

**HOW TO BOOK AN INSPECTION FOR THIS PROPERTY**

If you would like to book an inspection for this property, then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times. If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled Happy house-hunting!

**IMPORTANT INFORMATION:**

1. Every person attending a home open needs to register their details individually and separately - anyone over 18 not registered may be denied entry due to capacity and Covid Register compliance
2. If there is no home open time listed, register your interest and you will be alerted when a time is booked - please do not enquire requesting a viewing as you will not receive a response
3. Due to the sheer volume of enquiries, we receive in this market, we cannot accommodate private inspections so please ensure you or a representative for you attends the scheduled time booked
4. If you live outside of the Perth Metro area and physically cannot attend a viewing or have a representative attend for you, please email the leasing consultant direct to discuss.

*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.*

