

Sold



14 Forsyth Gra, Ellenbrook



## Parkside Perfection!

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

Overlooking the stunning Forsyth Park and its fantastic children's playground, this wonderful home really does enjoy the best of both worlds, also nestled on a commanding corner block and less than 100 metres from permanent natural bushland in a top-quality pocket of Ellenbrook.

This exceptional 4 bedroom 2 bathroom haven will tick all of your boxes and boasts a practical, yet functional, floor plan that absolutely everybody will fall in love with. Beyond a lovely entry deck and front security door lies a spacious king-sized front master-bedroom suite with carpet, separate "his and hers" walk-in wardrobes and a private ensuite bathroom – double shower, twin vanities, toilet and all.

A few metres down the hallway, you will find double barn-style sliding doors that reveal a large lounge/theatre room with low-maintenance timber-look flooring and all of the privacy in the world. Watching your favourite action movie or comedy flick has never been easier.

Most of your casual time will be spent within an open-plan family, dining and kitchen area that is immaculately tiled and boasts stylish light fittings, split-

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27575

### Agent Details

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system air-conditioning, double sinks, a breakfast bar for quick meals, a stainless-steel range hood, a five-burner gas cooktop, an under-bench oven and a sleek white dishwasher for good measure. From here, outdoor access to a terrific north-facing alfresco-entertaining deck is rather seamless. The sunken courtyard down below has custom benched seating and a shade sail up above for some protection from the elements. The artificial backyard turf is pet-proof and merely adds to the property's easy-care feel.

Back inside, all three minor bedrooms – including the king-sized third and fourth bedrooms – are carpeted and have built-in double robes. They are serviced by a light and bright main family bathroom with a shower and separate bathtub. Completing the package is a double lock-up garage for secure parking.

The home desirably falls within the catchment zones for Malvern Springs Primary School and Aveley Secondary College, whilst there is also convenient access to early-learning centres, lush local parks, more nature reserves and picturesque bushland walking trails. Weekends might include a quick trip to the new Brooklane Shopping Centre and its surrounding restaurants, or a round of mini-golf at The Vines Resort. Locally, there's more to come over the next few years, with the Ellenbrook Train Station, the community recreation and aquatic Centre and further additions to Ellenbrook Central Shopping Centre currently under way and not letting up any time soon. What an outstanding place to live!

Book a time to visit this exceptional home by calling Simar on 0433 767 296.

#### Property Features:

- 4 bedrooms
- 2 bathrooms
- Freshly painted
- Feature entry deck and front door
- Theatre room
- Open-plan family, dining and kitchen area
- Dishwasher
- Split-system air-conditioning to the main living space
- Ducted-evaporative air-conditioning throughout
- Outdoor alfresco-entertaining deck and courtyard
- King-sized master suite with electric security roller shutters
- Generous minor bedrooms
- Separate bath and shower in the main family bathroom
- Separate laundry with storage and backyard access

- Separate 2nd toilet
- Double linen press
- Remote-controlled double lock-up garage
- Internal shopper's entry
- Six (6) security cameras
- Feature skirting boards
- Solar hot-water system, with a gas booster
- Rear garden shed
- Reticulated front gardens
- Two side-access gates
- 432sqm (approx.) corner block, overlooking a park
- Nearby off-road parking bays for your guests and visitors to utilise

Location Highlights (all distances approximate):

- 10m to Forsyth Park
- 1.0km to Malvern Springs Primary School
- 2.3km to Brooklane Shopping Centre
- 2.4km to Aveley Secondary College
- 2.6km to Ellenbrook District Open Space
- 3.1km to Ellenbrook School of Early Learning
- 3.1km to Holy Cross College
- 4.2km to The Vines Resort
- 5.6km to Tonkin Hwy
- 19.6km to Midland
- 23.8km to Perth Airport
- 28.8km to Perth CBD

*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.*