

Sold



Unit 3, 11 Hodnet Bend, The Vines



## Simply Perfect Swan Valley Lifestyle 3x2 with Privacy and Community with over 6.5% ROI

Get used to enjoying the best of the Swan Valley – you'll have plenty of time to explore with these sleek and spacious Survey strata home. No strata Fee.

Busy families and savvy investors will find this supersized Three-bedroom villa an absolute treat. The generously proportioned master bedroom and Lounge have been built into its own wing at the front of the home, offering a degree of privacy rarely seen in properties at this price range. It has been separated from the rest of the home by a pristine ensuite bathroom, big double garage with a shopper's entrance across the hall, and a comfortable formal lounge or games room for late-night movies or quiet time away from the kids. This property was due for lease renewal for \$480/week, which brings the return on investment over 6.5% annually.

Two more bedrooms with built-in wardrobes and the family bathroom with shower and bath are set into a second wing of the home, behind the open-plan kitchen/dining/lounge area. These have been beautifully tiled and cared for, leaving it fresh as a daisy and ready for a pop of bright colour or elegant additions to the space. The alfresco is just as simple and undemanding, leaving you free to host a weekend barbeque without any planning required!

The 270sqm block is a substantial size, but clever planning has done away

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28481

### Agent Details

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with the stress and expense of lawn management, leaving residents free to enjoy the surrounding amenities. This 2014-built home is set well within the Aveley Secondary College Zone, and it would take a matter of minutes to walk from the classroom to this home's front door once the final siren has gone. For parents who work outside the home, there's easy access to Bullsbrook, Midland and the Tonkin Highway, and plenty of local cafes and activities to try on weekends.

Love living local – call Ken Yan on 0488 886 698 for an inspection.

#### Property Features:

- Modern 3x2 villa built in 2014
- Generous master bedroom with walk-in wardrobe and ensuite
- 2 double bedrooms with BIRs
- Formal lounge/games room
- Open-plan living/dining/kitchen area
- Gas cooktop with wok burner
- Split system aircon
- Simple, spacious rear courtyard
- Double remote garage plus storage
- Low-cost strata fees of less than \$300/quarter
- 178sqm home on 270sqm block

#### Location Highlights:

- 60m to Tatton Park
- 500m to Ellenbrook District Open Space
- 500m to Woolworths Ellenbrook North
- 850m to Ellenbrook Bowls Club
- 2.5km to The Vines Resort
- 600m to Aveley Secondary College
- 1km to Malvern Springs Early Learning Centre
- 1.2km to Malvern Springs Primary School
- 2.3km to Holy Cross College
- 5.2km to Tonkin Hwy
- 18km to Midland
- 22.6km to Perth Airport

*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.*