

Under Contract



40, 4 Urban Lane, Ellenbrook



## The perfect investment opportunity

This property is tenanted until 30/06/2025  
Rent - \$450 per week.

Bright, modern and secure - this 2-bedroom apartment in the heart of Ellenbrook has everything you could ask for a relaxed urban lifestyle

If you're looking for the perfect 2-bedroom, 2-bathroom apartment, close to all amenities, with the safety of a gated complex – then look no further, this property has it all.

And the best part? One of the biggest balconies in the complex; relax outside in comfort and enjoy entertaining guests.

Of course, built in 2015, this apartment has all the modern touches you'd expect; elegant bathrooms and well-appointed kitchen with stainless steel appliances including a dishwasher, With fantastic low-maintenance living, you will have everything you need.

From the minute you walk in the door, you'll feel at home in the bright, living area, looking out through big glass doors to the balcony, while the split-system air-conditioner will keep the temperature just right – all year round. The bedrooms are a good size too, both with built-in robes and an elegant en-suite in the main, while the laundry and second bathroom add space and comfort.

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**Price** From \$389,000  
**Property Type** Residential  
**Property ID** 30675

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

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

**XCEED**   
REAL ESTATE

Outside, you have a secure parking space behind remote control gates, along with a good-sized storage shed, and an intercom to ensure your security.

Closeby, you have all the amenities you need. You can explore parks, attractions and all the fun of the Swan Valley, just around the corner, as well as excellent shopping facilities all within walking distance, and cafés, restaurants and schools, are all within easy reach.

So when you're choosing a low-maintenance lifestyle, but want elegance and style, this apartment ticks all the boxes to keep your life simple, featuring;

- Walking distance to new Ellenbrook Train station
- Lock up and leave lifestyle – gated, secure complex with intercom
- Bright open-plan living area with tiled floors and modern kitchen
- Good-size balcony
- Main bedroom with ensuite and built-in robe
- Generous second bedroom with built-in robe
- Secure parking and storage area
- Shopping centres, schools and colleges, public amenities, public transport and entertainment on your doorstep.

This home will not be available for long so do not hesitate to contact Joe Da Mata on 0406 237 964 or [Joe@xceedre.com.au](mailto:Joe@xceedre.com.au).

Rates:

council rates

\$1,688.54 p/a

water rates

\$1,014.54 p/a

Please note that the photos used are historic and for advertising purposes only.

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