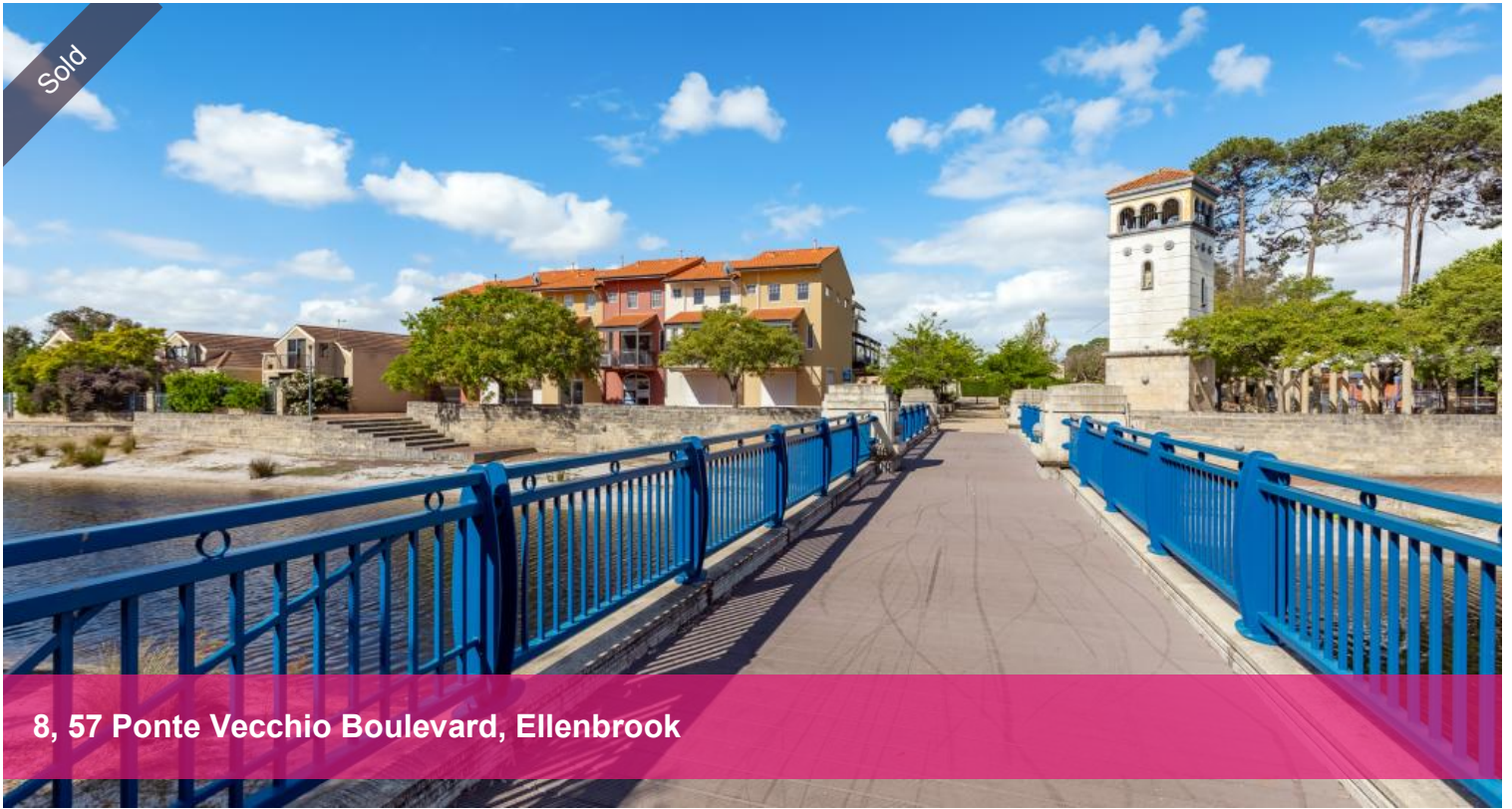


Sold



8, 57 Ponte Vecchio Boulevard, Ellenbrook



## PARKSIDE TRANQIL GEM

Positioned in one of Ellenbrook's most desirable pockets, this stunning two-bedroom, two-bathroom residence right on the water's edge features a functional floorplan, generous living spaces and fresh-faced interiors, offering not just a beautiful home, but an exceptional lifestyle.

Cool and contemporary, and exuding an effortless charm of white-washed walls, timber style flooring and lofty ceilings, this two-story home is bathed in a beautiful natural light with picturesque views out over mature greenery and Lake Fresca Park below. Step inside to a generous open plan living, kitchen and casual dining area, a cohesive central space offering abundant quality features, and a beautiful place to relax and unwind.

A well-appointed kitchen boasts overhead cupboards, chef's oven, separate island bench, pantry and stainless-steel appliances while the living room offers an airy, tranquil space, looking out over the treetops. From the living room, extend your living spaces and slide open your sliding doors onto your very own private balcony with leafy-green views and parklands below. What better way to start your day than with a cup of coffee perched right here, or a sundowner early evening, and a quiet alfresco meal during the warmer months?

Two generous-sized and carpeted bedrooms offer plenty of comfort, the main featuring mirrored sliding robes and modern ensuite with the second bedroom also enjoying the convenience of built-in robes and a second

 2  2  1  114 m<sup>2</sup>

**Price** SOLD for \$450,000  
**Property Type** Residential  
**Property ID** 31085  
**Land Area** 114 m<sup>2</sup>  
**Floor Area** 89 m<sup>2</sup>

### 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**

bathroom with glass shower screen.

With extra storage under the stairs, undercover parking, a playground right downstairs, lush, green surrounds, right on the water's edge, plus all the convenience of local shopping and easy access to Gngangara Road and Swan Valley, this home promises a wonderful, convenient and stylish lifestyle. A great lock up and leave, this abode would suit the professional couple, downsizers, small family or investor seeking an exceptional opportunity in a prime locale. A beautiful, light and bright, low-maintenance home, brimming with contemporary charm, this one won't last!

For expressions of interest, please contact Joe Da Mata, Xceed Real Estate, on [joe@xceedre.com.au](mailto:joe@xceedre.com.au) or 0406 237 964.

#### Property Features

Two-storey home  
Two bedrooms  
Two bathrooms  
Second bedroom with walk in robes  
Open-plan living, kitchen, dining areas  
Kitchen features separate island bench, chefs oven, stainless steel appliances, overhead cupboards  
Spacious, light-filled living room  
Storage under stairs  
Timber style flooring  
Ducted air-conditioning  
Undercover parking

#### Locations (approx. distances)

Lake Fresca 250m  
Rainbow Waters Playground 850m  
Ellenbrook Secondary College 1.3km  
Ellenbrook Train Station 1.4km  
Ellenbrook Primary School 1.7km  
Ellenbrook Central 3.0km  
Swan Valley 3.8km

#### Easy access to Gngangara Road

Council rates - \$1636.64 p/a  
Water rates - 1017.11 p/a

*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.*