

Under Contract



48 Wilding Boulevard, Ellenbrook



## This is your ticket into Ellenbrook

Welcome to this charming 2-bedroom, 1-bathroom home in the heart of Ellenbrook. Thoughtfully designed for modern living, this property offers a perfect blend of style, comfort, and convenience, making it ideal for first-home buyers, downsizers, or investors. With its contemporary design and functional layout, this home provides an easy-care lifestyle in a vibrant community.

This home features a main bedroom which is fit with built-in storage alone with one minor well-sized bedroom both bedrooms have abundant natural light, ensuring a comfortable and inviting atmosphere. The well-appointed bathroom is fitted with contemporary fixtures, adding a touch of modern elegance.

The well-equipped kitchen boasts stainless steel appliances, ample cabinetry, and generous counter space, making meal preparation a breeze. With an open feel there is a seamless flow between the kitchen, living, and dining areas making this home perfect for entertaining or spending time with loved ones. A welcoming entrance hall creates a warm first impression, setting the tone for the rest of the home. The secure single-car garage offers additional storage space, while the low-maintenance yard provides plenty of room for outdoor enjoyment with minimal upkeep.

This home is ideally located to take advantage of the amenities and attractions in Ellenbrook and beyond:

- Ideally located with easy commuting via the Ellenbrook Train Station and quick access to Tonkin Highway.
- Close to local schools, including Anne Hamersley Primary, Ellen Stirling

🛏 2 📶 1 🚗 1

**Price** From \$479,000  
**Property Type** Residential  
**Property ID** 31405

### Agent Details

Harshdeep Singh - 0414 944 134  
Jonathan Durrant - 0438 909 480

### Office Details

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

**XCEED**   
REAL ESTATE

Primary, Aveley Secondary College, Holy Cross College, and Malvern Springs Primary.

- Nearby parks such as Malvern Springs Playground and Charlie Gregorini Memorial Park offer great outdoor spaces for families.
- Minutes from Swan Valley's renowned wineries, breweries, and restaurants, as well as The Vines Golf Course for leisure and relaxation.
- Convenient access to Ellenbrook Central and Aveley Shopping Centres for all your shopping, dining, and essential needs.

Contact Harsh Singh on 0414 944 134 or Jonathan Durrant on 0438 909 480 today to arrange a viewing!

*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.*