

# 11 Harbour Elbow, Banksia Grove, WA 6031



## Sold House

Wednesday, 8 November 2023

11 Harbour Elbow, Banksia Grove, WA 6031

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 530 m2

Type: House



Chris Jai Lovell

0466302512

**\$590,000**

Congratulations to our very valued seller - and also to our very lucky buyer on securing this terrific property! What we love: The opportunity to unpack in a 'nothing to do' family home with plenty of space, charm and welcoming appeal! We love the modernised interiors, the accommodating floor plan boasting FIVE separate living zones and the easy-care landscaped outdoor entertaining setting ... We also LOVE the unique floor-ceiling curved glass feature window in the main living area offering a lush leafy outlook! Snapshot: 4 bedrooms | 2 bathrooms | renovated kitchen | sunken lounge | formal dining/study | family | meals | sunken games | double garage Location and lifestyle: Positioned in a lovely little pocket of Banksia Grove, Harbour Elbow is a cul-de-sac within easy walking distance of Neerabup Primary School. Across the road you'll find Banksia Grove's 5000 sqm 'super blocks', giving the surrounding area a spacious country-feel. So many amenities right on your doorstep! Viridian Park is just a short stroll away, child-care centre right across the road and major shopping hub of Banksia Grove Village just around the corner. Just a few minutes by car will see you at the picturesque Carramar Golf Course, and just a little further you can be in the centre of Joondalup City. Talk about convenience! As for schools, you'll be spoilt for choice - with catchment schools of Banksia Grove Primary & Joseph Banks Secondary within 1km, and independent schools of St John Paul II Catholic Primary, St Stephen's, St Anthony's & Lake Joondalup Baptist College also close-by. What to know: As you step inside, you'll be greeted by a welcoming entry with feature white painted brick column, setting the tone for the inviting spaces within. The sunken lounge/living room exudes a cozy ambiance, perfect for relaxation or entertaining guests. Adjacent is a versatile space, ideal for formal dining or the perfect setup for a study/home office. The heart of the home unfolds into a light-filled open-plan family and meals area, featuring a ceiling fan for added comfort and a stunning curved glass feature window in the meals area, which provides a delightful leafy outlook. The recently renovated kitchen showcases sleek stone benchtops, a convenient breakfast bar for casual meals, double sink, stainless steel cooking appliances, a walk-in pantry, and a dedicated microwave recess. For additional entertainment space, discover the sunken games room with sliding door access to the outdoor entertaining area, seamlessly connecting indoor and outdoor living. The master bedroom is the pick of the sleeping quarters boasting double built-in robes and a private ensuite bathroom. Bedrooms 2, 3, and 4 are all generously sized, each equipped with built-in robes providing ample storage for the whole family. The main bathroom features a vanity, shower, bath and separate w/c. The laundry includes built-in linen storage and direct access to the outside drying area. Enjoy pleasant outdoor entertaining in the landscaped rear garden setting, perfect for BBQs on upcoming summer nights! With low-maintenance design, you'll have more time to relax and less time worrying about lawn upkeep! Additional features of this home include ducted evaporative air conditioning for year-round comfort, easy-care engineered timber flooring, and new plush carpet in all bedrooms. The walls have been recently painted, giving the home a fresh and inviting feel. A secure double carport with a remote door ensures hassle-free parking, and a garden shed at the rear provides additional storage options for tools & garden equipment. Don't miss this opportunity to make this beautifully updated residence your own!