

**114 Ponte Vecchio Boulevard, Ellenbrook, WA 6069**

**THE AGENCY**

**Sold House**

Thursday, 12 October 2023

114 Ponte Vecchio Boulevard, Ellenbrook, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 576 m2**

**Type: House**



Matt Brace

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**\$681,000**

Welcome to 114 Ponte Vecchio Blvd, a beautiful & fully renovated 4 bedroom x 2 bathroom family home, that offers a contemporary feel and boasts an open plan design with over 200sqm of internal living space.. Many dream of it, but only a handful can live it, and here is your opportunity to join an elite group of homeowners in a distinguished location. Ponte Vecchio Blvd in The Bridges Estate is an exclusive street encapsulating some of the finest lifestyle and picturesque water views Ellenbrook has to offer. This luxury appointed residence is a short stroll to the beautiful Lake Frescia and parklands, be impressed with what this modern home has to offer. The owners have renovated and created a beautiful modern home ready for you to enjoy the elegant stylish spaces inside and outside! Dare to step inside and you will be sold! A Stunning new gourmet kitchen has sleek cabinetry complete with modern bathrooms. It doesn't stop there; the entertainer alfresco makes a grand statement of this outdoor area and very established gardens with all the fruit trees we love! There is absolutely nothing that needs to be done. Move in and enjoy living in this awesome enclave of premium homes by the lake.

**FEATURES INCLUDE:-** Gorgeous newly renovated chef's kitchen with breakfast bar and quality 900mm stainless-steel appliances comprising of a 5-burner gas cooktop & range hood. There is also an electric wall oven, double sinks, dishwasher, double door fridge recess, huge pantry and tiled splash backs- Light and bright open plan kitchen, meals & family areas- Sunken theatre with stunning raked ceilings overlooked by the study area- Separate games with bi-fold doors leading to the backyard- Huge master suite with a spacious walk-in robe and renovated fully tiled ensuite with large vanity, shower and WC- All 3 other bedrooms have built in robes and new split system air conditioning- Renovated main bathroom with shower, separate bath, double sink vanity, quality fixtures and fittings & separate powder room - New ceiling fans to living areas & bedrooms- Wood Fire - Perfect for the winter months- New Reverse Cycle Climate Control Air Conditioning Systems throughout- Renovated and practical laundry with lots of storage- Security alarm/cameras and sensor lights- Large alfresco entertaining overlooks the established gardens- Beautiful established gardens with a various fruit trees and vegetable gardens, lawn area for the kids and pets to play plus a garden shed- Bore reticulation front and back- 1 x instant gas hot water systems- 1 x storage hot water system- Solar Energy - Approx. 5.2 KW- Double lock-up garage with shoppers entry- Great storage throughout the property- Front security gate & intercom system- Living space Approx. 203m<sup>2</sup>, Total build area: 241m<sup>2</sup>- Spacious 576m<sup>2</sup> block in a prime location

**THE LOCATION:-** 100m from Lake Frescia and surrounding parklands- 500m from the shops on Ponte Vecchio Blvd- 500m from Ellenbrook Christian College- 2km from the new Ellenbrook Station- 2.6km from Ellenbrook Central shops- 12km from Swan Valley Wineries Region- 28km from Perth CBD

For further information on this property and to secure your place in this fantastic suburb, please contact Matt Brace anytime on 0428 528 733. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.