

**13 Alderley Close, Ellenbrook, WA 6069**

**House For Sale**

Thursday, 1 February 2024



13 Alderley Close, Ellenbrook, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 697 m2**

**Type: House**



Elizabeth Good  
0450516991



Marcus Good  
0450568486

**From \$739,000**

Step into suburban bliss at 13 Alderley Close, a spacious family home in Ellenbrook's leafy suburb. This double door entry home boasts 4 bedrooms including a master suite with wood vanity, large walk-in robe, plantation shutters, ceiling fan and split system air conditioner. The additional 3 bedrooms all have built in robes. This layout of this area of the home, could accommodate a separate living quarters with an installed kitchenette. Entertain in style with a dedicated theatre room and games room. There is a separate office which could be used as a 5th bedroom, plus an activity area for the kids. Plenty of space for the entire family. The sleek kitchen features stone benchtops, 600mm oven, 6 gas stove top and pantry recess for double fridge/freezer. A shoppers entrance provides easy access for groceries. Relax in the family bathroom, separate laundry with linen cupboard and additional toilet. Unwind outdoors in the alfresco area showcasing a beautiful established garden and tranquil pond.

Features:

- Expansive driveway for plentiful parking
- Theatre room with coffered ceiling and plantation shutters
- Study to work from home OR 5th Bedroom
- Games room for all the family
- Master bedroom ensuite, large walk-in robe, ceiling fan, split system ac unit and plantation shutters
- Remaining 3 generous bedrooms all with built-in robes
- Laundry room with linen cupboard and separate toilet
- Kitchen with 600mm oven, 6 gas hob burners, stone benchtop, recess for double fridge/freezer
- Shoppers entrance
- Great size backyard with beautiful established garden with pond
- Ducted air-conditioning + 1 split system
- 18 Solar panels with 6kw inverter
- Reticulation
- Good quality Bore water
- Water filtration to main house + filter at kitchen sink

Built approx. 2006, Total Living Approx. 233m<sup>2</sup>, Land Size Approx. 697m<sup>2</sup>. The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. 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.