

15 Springbrook Drive, Ellenbrook, WA 6069

Sold House

Sunday, 13 August 2023



15 Springbrook Drive, Ellenbrook, WA 6069

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 640 m2

Type: House



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\$605,000

15 Springbrook Drive, Ellenbrook is a pearler of a home; federation in style with wide verandas, a big, gorgeous yard with natural turf, established gardens and an outdoor spa, solid timber flooring inside, and room to move with 4 bedrooms, 3 lounging areas, 2 bathrooms and rear access. Its close proximity to parklands, schooling and amenities is made even better with easy transport links - it's a pleasure to raise little darlings in this home! A foyer greets you upon entry, with a formal living area ready to welcome you properly inside. The warm undertones of the solid timber are matched perfectly with sandy hues and large windows allow for streetviews and an abundance of natural light. The master suite is likewise positioned at the front of the home, a large bay window adding interest and a potential reading nook for those so inclined. Generous in size, the master has room for additional furniture, the large walk-in-robe provides ample room for clothing and adornments, the ensuite has neutral tiles, a framed-glass shower and toilet. The north-facing open plan living area is gorgeous - an abundance of oversized windows gifting both natural light and exterior views, and they blend so scrumptiously with those solid timber floors. I'm in love. The open plan living area lends itself to multiple layouts with enough room for dining and two lounging areas. The kitchen is set in the back corner overlooking all household happenings - a handy feature indeed. A shoppers' entry from the garage helps alleviate the dreaded weekly shop with children in tow, a wall oven keeping their little hands from danger too. Kitchen windows provide cross breeze come summer with a large pantry and appliance recesses helping to keep everything in order. A sliding door provides access to the pitched alfresco and the gorgeous wide wrap-around veranda. The trim and railings make my heart sing! Multiple seating, entertaining and dining options are available, and there's still room for an undercover bike run! Generous swathes of reticulated lawn for play, edged garden beds with established greenery form a pleasant backdrop, and the decked, semi-enclosed outdoor spa is tucked away in a private corner. The ambiance created by the festoon lights, firepit and open space is just so spot on. The backyard also features a sizable garden shed and undercover clothesline. The double garage can be accessed via a gate, and there is potential for backyard or side access. The minor sleeping quarters fall on the southern side of the home and are accessed via a hallway from the sitting room. The bedrooms total 3 and all feature built-in-ropes, plush carpet and venetians. The family bathroom (with bath) is close by, and it acts as a semi-ensuite to one of the minor bedrooms. The laundry features exterior access (including pet door) with the second toilet sitting separately. Other features of this home include ducted air-conditioning and a security system with additional cameras.

15 Springbrook Drive, Ellenbrook is an ideal family home, particularly for those with younger darlings. The federation style pulls at my heart strings with wide verandas and matching trim, a paved alfresco and established gardens. A secure yard with room to run and play, multiple entertaining areas for big celebrations, and an outdoor spa for late night unwinding - a big YES from me. Inside, the solid timber floor is divine and is matched beautifully with the chosen colour hues, the living areas flow beautifully and are orientated to capture plentiful natural light. Four bedrooms, two distinct living areas with three spaces to lounge or dine, a strong link formed with the exterior plus two bathrooms combined with practical features like a gated double garage, shopper's entry and undercover clothesline - *chef's kiss*.

INSIDE* Gorgeous solid timber flooring to thoroughfares + living areas* Foyer entry into front formal living area* Open plan living with two separate areas for lounging* Kitchen with breakfast bar, shoppers' entry, wall oven, dishwasher, appliance recesses + windows* Master suite with bay window, walk-in-robe + ensuite with toilet* 3 minor rooms with built-in-ropes* Family bathroom with bath + separate toilet* Laundry with exterior access including pet door* Ducted air-conditioning* Security system + cameras

OUTSIDE* Double garage with gated backyard access* Natural lawns + established gardens (reticulated)* Decked semi-enclosed outdoor spa* Wide wrap-around veranda to rear* Pitched, paved alfresco with trim* Garden shed

LOCATION Positioned in the established south-western corner of Ellenbrook, 15 Springbrook Drive strikes the perfect balance between community living and easy commuting. An abundance of parklands and greenspace are on your doorstep, amenities a short stroll away, and it has excellent links to public transport and major arterial roads. 100m to Tanami Gardens 240m to Forestview Park 400m to Public Transport 900m to Woodlake Village (walking) 1.0km to Gngara Road entry at Pinaster Parade 1.8km to Ellenbrook Central Shopping Centre

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