

**17 Grazier Way, Ellenbrook, WA 6069**



**House For Sale**

Tuesday, 4 June 2024

17 Grazier Way, Ellenbrook, WA 6069

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



Louise Neal

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**From \$559,000**

Immaculately presented, light and bright 3brm x 2bth brick and iron family home nestled on a 300sqm easy-care block. Built in 2021 and meticulously maintained, this stylish turn-key residence combines modern aesthetics and practicality, perfect for the first home buyer, downsizer or investor. Conveniently located close to all amenities in Ellenbrook, The Vines, and Aveley, including Brooklane and Ellenbrook Central shopping centres, picturesque parks, The Vines Resort Golf Course, medical & dental centres, Ellenbrook Sports Hub, restaurants and bars, Ellenbrook Speedway, schools, the forthcoming Ellenbrook Pool and Leisure Centre, excellent transport links, such as the newly constructed Ellenbrook train station, and the gateway to the stunning Swan Valley. Be part of this thriving and established community today. Features include: \* Built 2021 \* 300sqm easy-care block \* 127sqm living \* Contemporary street appeal \* Immaculately presented \* Meticulously maintained \* 3 brm x 2 bth \* Portico entrance \* Generous hallway \* Spacious tiled open-plan living \* Carpets in bedrooms \* Family bathroom with bathtub & separate shower \* Separate W/C \* Generous ensuite \* WIR to main bedroom \* BIRS to 2nd & 3rd brms \* Ceiling fans \* Split system reverse cycle A/C \* Stylish neutral colour scheme thru/out \* White plantation shutters \* Vertical blinds \* Downlights thru/out \* Statement black pendant light above island bench \* Modern black tapware & black cupboard handles thru/out \* Roomy walk-in pantry \* Soft close kitchen cabinets \* Generous island bench with room for bar stools \* Stone bench tops \* Stainless steel appliances \* 900mm Westinghouse oven \* 5 burner Westinghouse gas cooktop \* Westinghouse canopy range hood \* Fisher & Paykel dishwasher \* Water line for plumbed water fridge/freezer \* Ample storage thru/out \* Stylish barn door \* Double-door linen closet \* Generous laundry room with garden access to folding frame clothesline \* Instantaneous Gas HWS \* Front security screen door \* Reticulated front garden \* Undercover alfresco area \* Low-maintenance gardens \* Remote double-car garage \* Shoppers entrance from garage \* Convenient location close to all amenities \* Land rates - \$1,866.92 approx. \* Water rates - \$1,074.48 approx. First Home Open Saturday 8th June 11.00am - 11.30am Please contact Louise Neal 0423 422 721 for further information.