

25 Moorland Crescent, The Vines, WA 6069



Sold House

Saturday, 28 October 2023

25 Moorland Crescent, The Vines, WA 6069

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 520 m2

Type: House



Annique Morley

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\$750,000

Welcome to 25 Moorland Crescent, The Vines - a modern, family home with gorgeous open living spaces, perfect finishes and dreamy soft furnishings. Less than 4 years old, this home features 4 generously sized and well-appointed bedrooms, a theatre, an exquisite open plan living area, a very sleek kitchen with scullery, an alfresco with exposed aggregate, fresh reticulated landscaping, and a backyard with 2 separately fenced lawn areas - perfect for the children, pets or future pool! The residence has a neat and modern elevation with freshly planted and reticulated gardens and lawns. Stepping across the threshold, you land in a generous foyer with entry to the double garage to one side. It's the perfect spot to welcome and organise oneself without giving too much about the rest of the home away - saving the big impact for the impressive open plan living area at the end of the hall. The king-sized master suite is positioned on the left of the foyer, its windows with dreamy soft furnishings filtering the light so beautifully into the room. A large walk-in-robe provides plenty of storage, and the generous ensuite features a stone-topped dual sink vanity, large mirror, walk-in-shower and separate toilet. The north-facing open plan living area is superbly finished with matching soft furnishings allowing the perfect amount of filtered light through - I'm in love. The theatre sits adjacent to the lounge, a solid entry door providing quiet and optimal darkness for your family Friday movie nights. The kitchen is a standout feature of this home with sleek white cabinetry, gorgeously matched stone benchtops, an oversized breakfast island with designer sink, filtered water tap and dual drawer dishwasher, a 900mm freestanding oven with an integrated rangehood overhead, a large walk-in-pantry, and all the recesses your appliances should ever need. The accompanying scullery is a little bit lush with matching cabinetry, benchtop and sink, facilities to keep your hot beverage making hidden away from the clean visuals of the main kitchen, and a servery window through to the alfresco. Sliding doors from the dining area provide seamless access to the waiting alfresco. It sits under the main roof of the home, steady and sure, and is lined with exposed aggregate. The backyard has been well thought-out with two lockable side gate entries, aggregate pathways around the sides of the home, and 2 separately fenced grassed areas that are perfect for safely containing children, pets or the future swimming pool from each other. Freshly landscaped with reticulation and a garden shed, the backyard is perfect for entertaining (and daily life) as is, while also holding potential for extended outdoor areas too - cabana, spa, firepit or strung festoon lights under grassy seating. The younger babes are well taken care of with 3 queen-sized minor rooms nestled together on the south-facing boundary. All rooms have been fitted with double mirrored sliding robes, professional soft furnishings and window shutters for an optimal sleep environment. The refined and neutrally hued family bathroom has been placed alongside and features a stone-topped vanity, deep bath, and framed glass shower - the second commode has a room of its own. Adjacent, the laundry with matching cabinetry, tiles and tapware holds the linen press, and provides additional access to the exterior. Other features of this home include a double garage, ducted reverse-cycle air conditioning, and roller shutters to all windows and doors of the rear exterior. 25 Moorland Crescent, The Vines is a gorgeously appointed, dreamy and harmonious residence that is ideally suited to discerning families, professional couples who crave manageable space to spread out and entertain, or those downsizing from nearby acreage. This home has a very pleasant feel about it that is hard to put into words - come experience it yourself this weekend. A note for investors: Defence Housing is offering a 6-year lease on this property at \$720-\$750pw. Contact Annique Morley for more information - 0432 354 912.

INSIDE* North-facing open plan living area with dreamy soft furnishings + sliding doors to alfresco* Kitchen with breakfast island, stone benchtops, sleek cabinetry, walk-in-pantry, freestanding oven, dual drawer dishwasher, filtered water + appliance recesses* Scullery with servery window to alfresco* Theatre* King-sized master suite with large WIR + ensuite with stone-topped dual sink vanity, walk-in shower + separate toilet* 3 queen-sized minor rooms with mirrored sliding robes* Family bathroom with stone-topped vanity, bath, framed glass shower + separate toilet* Laundry with stone benchtop, inlaid sink, linen press + exterior access* Water filtration system fitted to the entire house* Roller shutters to all rear exterior windows + doors* Ducted reverse-cycle air conditioning

OUTSIDE* Double garage* Alfresco with servery window from scullery + exposed aggregate flooring* Backyard with fresh lawn, 2 separate fenced areas, garden beds + neat pathways* Front yard with fresh landscaping, reticulation + lockable side gate entries x2* Garden shed

LOCATION 25 Moorland Crescent, The Vines is walking distance to parks, playgrounds and green space. The daily amenities in Ellenbrook and Aveley, pleasurable Swan Valley weekends, easy access to major arterial roads and the Ellenbrook Train Station (due to open in 2024) make this an enviable location to live, rest and play. 290m to Skydive Park 400m to Courbette Park & the banks of Ellen Brook 400m to Railway Parade entry 650m to Annie's Landing Dog Park

Disclaimer: The information provided is for general information purposes only and is based on information supplied by the seller and may

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