

**26 Simmonds Pass, Ellenbrook, WA 6069**

**House For Sale**

Wednesday, 10 January 2024



26 Simmonds Pass, Ellenbrook, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 307 m2**

**Type: House**



Elizabeth Good  
0450516991



Marcus Good  
0450568486

**From \$495,000**

Welcome to 26 Simmonds Pass, Ellenbrook. This freshly painted throughout 4 bedroom, 2 bathroom, one ensuite and one semi ensuite, house is ready for you to move in and make it your own. Situated in a prime location, you'll find yourself just a short walk away from both primary and secondary schools. Plus, the main Ellenbrook shops are just up the road, making it convenient for all your shopping needs. As you step inside, you'll be greeted by a spacious main living area that is flooded with natural sunlight that creates a warm and inviting atmosphere, perfect for spending quality time with your loved ones or entertaining guests. The kitchen is not only functional but also offers ample space for all your culinary adventures. Whether you're a master chef or just enjoy cooking for your family, this kitchen will meet your needs. The master bedroom boasts an ensuite and walk-in robe. The remaining 3 bedrooms, one semi ensuite, are perfect for family or visiting guests. The exterior of the house offers a low-maintenance lifestyle. So, you can spend more time enjoying your new home and less time worrying about upkeep. Features Include Neat street appeal Living area front of house Light and bright kitchen, meals and family room Master bedroom with ensuite and walk in robe Remaining 3 bedrooms, one semi ensuite Kitchen with 600mm appliances, recess for fridge/freezer and dishwasher Family bathroom Laundry room with separate toilet Linen and storage cupboard Shoppers' entrance Fresh painted throughout Low maintenance back yard Split system A/C in main living area Built Approx. 2007, Total Living Approx. 147m<sup>2</sup>, Land Size Approx. 307m<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.