

# 28 Moorland Crescent, The Vines, WA 6069

## House For Sale

Friday, 26 January 2024



28 Moorland Crescent, The Vines, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**O/A \$755,000**

Look no further for your dream home. This modern, stunning 4x2 has it all. Class, quality and style paired with a plethora of features for comfort, aesthetic appeal and convenience. As you enter the wide frame wooden front door you are met with an air of luxury. The décor of the home is kept neutral, bright and warm, soothing to the eye and welcoming to your personal splash of colour. Find the main bedroom on the right. It is spacious and inviting with large double mirror doors to a built-in robe and a separate walk-in robe to accommodate all your dresser and storage needs. The bathroom boasts a double shower, his and her vanity on Essa Stone bench tops as well as a bath for soaking away the stress of the day. However, you may ditch the bath for an upgraded stress melting soak in the outdoor spa. The choice is yours. More on that in a minute. Let's first walk on through to the other rooms of the house. The 3 large minor bedrooms are complete with double door built-in robes. For added comfort ceiling fans help regulate the temperatures of comfort in all bedrooms, theatre and lounge. They can be run through the Grid Connect app or remotes. This is on top of the ducted reverse cycle air conditioner which can be operated through the E-zone app or a call iPad. Create your ideal indoor climate with the simple pressing of a button. In the family area the theme of class and style continue to enchant you. The center of the stage is a stunning Essa Stone breakfast bar on the island bench, which is separate from the sink area and allows you to have plenty of bench space as well as create a beautiful center piece of your home. Another gorgeous feature is the splashback of the stove top, in quality tiling and an attractive colour contrast. Furthermore, the kitchen boasts quality appliances and a walk-in cupboard so large, you can accommodate a second double fridge. On that note, the main fridge recess in the kitchen comes with water plumbing for those icy cool drinks at the ready. Step outside into your own little paradise. The brag of the alfresco is the magnificent spa bath. It comes with a 32-amp connection. There is plenty of room left for outdoor lounges and tables, allowing you both, to entertain large crowds as well as remain cosy and private in the comfort of your backyard. You will be amazed at the list of features that add to your comfort, security and convenience. It is spectacular. Where to start! Accessible from the alfresco via a mobile staircase, there is a 10sqm attic storage right above. You can get there without treading through the house via the newly installed lockable side gates. Smart. Around the perimeter of the home a 6 camera Swann security system with monitor keeps your precious property safe and protected. Double up on all round protection and privacy with electric roller shutters to all windows, excluding wet areas. And keep it all running at low cost thanks to a massive twenty-two 6.6kw solar panel system, offsetting your electricity bill through the 5.5kw inverter. But wait! There is more. The house boasts a newly installed water filtration system, affording you filtered water to all showers and taps. There is also an enclosed cat run down the laundry side. The laundry glass door recently had a cat door installed as well. Talk about looking after everyone in the family! Finally, the driveway features extended parking. The entire area plus portico, path at the side of the house, alfresco, cat run, and clothesline area have been laid with exposed aggregate and boast glow stones in the driveway. So very classy! There is abundance here to enjoy. This home is a definite Stunner in The Vines. **INSIDE\*** main bedroom with double mirror BIR as well as WIR\* ensuite with double shower, double vanity and bath\* Essa stone bench tops throughout all bathrooms and kitchen\* water filtration system\* ceiling fans in bedrooms, theatre and lounge, use Grid Connect app or remotes\* reverse cycle ducted air conditioning, use E-zone app or wall iPad\* cat door to laundry glass door\* water plumbing to main fridge recess\* large walk-in pantry, room for another double fridge\* massive breakfast bar\* quality skirting throughout **OUTDOORS\*** hot tub with 32 amp connection\* 10sqm attic storage\* 6 camera Swann security system with monitor\* 6.6kw solar system with 22 panels and 5.5 kw inverter\* electric roller shutters to all windows, ex wet areas\* cat run\* exposed aggregate on driveway, portico, side path, alfresco, cat run and clothes line area\* glow stones in driveway\* extended parking next to driveway\* lockable side gates\* large 499sqm block **LOCATION** 28 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 **SPA WILL NOT BE SOLD WITH THE PROPERTY. IT BUYERS WOULD LIKE TO PURCHASE THE SPA, IT WILL BE A PRIVATE SALE BETWEEN BUYERS AND SELLERS.** Disclaimer: The information provided is for general information purposes only and is based on information supplied by the seller and may be subject to change. Therefore, no warranty or representation is made to its accuracy, and interested parties should make their own independent enquiries.