

**31 Mayroyd Drive, Ellenbrook, WA 6069**

**House For Sale**

Saturday, 9 March 2024



31 Mayroyd Drive, Ellenbrook, WA 6069

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 630 m2**

**Type: House**



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## Offers Above \$799,000

Welcome to this lovely 5-bedroom, 2-bathroom house located at 31 Mayroyd Drive in the sought-after Charlotte's Vineyard in Ellenbrook. Set on a huge 630 sqm block, the internal space of the home spans a massive 269 sqm, leaving a large backyard space to use any way you want to. The modern design of the house offers a lovely double door entrance opening on to a large entry, high ceilings, plenty of natural light and open living spaces, creating a warm and inviting atmosphere. There are 3 living spaces including an open dining/living area, a separate lounge and a separate theatre room, giving the family options to rest, relax and enjoy. The kitchen is perfectly positioned in the centre of the house featuring glass fronted overhead cupboards, walk in pantry, a large breakfast bench, stone bench tops and ample storage space, making it perfect for cooking and entertaining. The 5 bedrooms are generously sized, with the master bedroom featuring a walk-in wardrobe and ensuite bathroom. The additional bedrooms are perfect for a growing family or for guests. You are sure to appreciate the 6th bedroom/study that can be used as a nursery, office, library or private gym. Having a 3rd toilet is just what you need with a large home for a large family. The laundry also features glass fronted overhead cupboards and oodles of storage space. The front window shutters will help keep the light and heat out or give you that extra peace of mind when you are off on holidays. Reverse cycle ducted air conditioning will keep you comfortable inside year-round. This spacious property boasts a double garage and extra parking spaces for a caravan, a growing family or for when friends drop over. Outside, the property offers a low-maintenance backyard, perfect for relaxing or hosting outdoor gatherings and solar panels to help keep the costs down. If you love swimming, why not put in a pool to enjoy those hot summer days. The property is conveniently located near schools, parks, and shopping centres, making it an ideal place to call home. Don't miss out on the opportunity to own this lovely large home and mould it into your beautiful forever home, where you can build beautiful memories.

**INSIDE\*** 5 good sized bedrooms\* Large walk-in pantry\* 3 living spaces\* High ceilings\* Reverse cycle ducted air-conditioning /heating\* Double Door Entry\* Bamboo flooring in Theatre, Study and bedrooms\* Porcelain tiles in Entry, kitchen, dining & living\* 5 good sized bedrooms\* 3rd toilet

**OUTSIDE\*** Roller Shutters\* Featured security door on the entry\* Extra Parking\* Easy care gardens\* Alfresco\* High fences for privacy\* Room for a pool

**LOCATION\*** 31 Mayroyd Drive is walking distance to parks, playgrounds and green space. \* Close to the pleasurable Swan Valley for weekend enjoyment. \* Easy access to major arterial roads \* Close to schools, Holy Cross College, Arbor Grove Primary, Ellenbrook College\* Close to the new Ellenbrook Train Station (due to open in 2024) \* All this makes this an enviable location to live, rest and play. Contact Annique Morley on 0432 354 912 today to arrange a viewing and make this house your new home.

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.