

**4 Avoca Way, Ellenbrook, WA 6069**

**House For Sale**

Friday, 3 May 2024



4 Avoca Way, Ellenbrook, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 481 m2**

**Type: House**



Elizabeth Good  
0892978111



Marcus Good  
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**From \$629,000**

Welcome to your dream home in the desirable Ellenbrook neighbourhood. This spacious and well-appointed property offers everything you need for comfortable, modern living. From the moment you step inside, you'll be impressed by the thoughtful design and attention to detail. The spacious master bedroom, complete with a private ensuite bathroom and air conditioning unit for your utmost comfort. You'll also enjoy the convenience of a walk-in closet and built-in robes, providing ample space for all your belongings. In addition to the master suite, the home features three well-appointed bedrooms, each with built-in robes to maximize storage space and keep your living areas clutter-free. At the heart of the home, you'll find an open plan living, dining, and kitchen area, perfect for entertaining guests or simply enjoying quality time with loved ones. The gourmet kitchen boasts sleek 600mm appliances, a built-in pantry, and ample preparation surfaces, making meal preparation a joy. Step outside and discover your own private sanctuary. The lush lawn and veggie planter allow you to indulge in gardening or simply relax in the fresh air. Additionally, the powered shed (approximately 5.55m x 4.85m) offers versatile storage or workspace possibilities.

**Features Include**  
Double door front entry  
Well maintained front and rear gardens  
Water tank Approx. 1500ltr  
Large, powered shed/workshop Approx. 5.55m x 4.85m  
Lush lawn with veggie planter  
Alfresco area with café style blinds  
Master bedroom with ceiling fan, AC unit, ensuite, built in and walk in robes  
Remaining 3 bedroom all with built in robes  
Open plan living and dining  
Front Theatre/Media Room  
Kitchen with 600mm appliances, recess for plumbed in fridge and ample preparation surface  
Family bathroom and laundry room with built in linen cupboard  
20 panel solar system with 6kw inverter  
Security doors and remote-controlled alarm system  
Reticulation  
2 x reverse cycle air conditioning units  
Built Approx. 2008, Total Living Approx. 155m<sup>2</sup>, Land Size Approx. 481m<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.