

40 Princep Grange, Ellenbrook, WA 6069

JONES and CO.

Sold House

Thursday, 28 March 2024

40 Princep Grange, Ellenbrook, WA 6069

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



Jake Perret

0893773336

\$600,000

Stunningly surrounded by sprawling local parklands, majestic bushland and picturesque nature strips and walking trails, this flexible and versatile 3 bedroom 2 bathroom single-level home is perfectly positioned for stylish low-maintenance living, boasting a fantastic floor plan that can be set up any which way you like. A lovely protected entry courtyard is the perfect place to sit and relax with a tea or coffee in hand, preceding a striking wide feature front door that eventually reveals a spacious open-plan family, dining and kitchen area. There, easy-care timber-look flooring, a walk-in pantry, double sinks, quality tap fittings, sparkling granite bench tops and a breakfast bar meet a stainless-steel range hood, a stainless-steel Westinghouse five-burner gas-cooktop/oven combination and a dishwasher of the same brand. Off the central hub sits a carpeted front lounge – or theatre – room behind the privacy of double doors, also working well as a potential fourth bedroom, if you are that way inclined. The study off the family room is also carpeted for comfort, whilst a delightful rear outdoor alfresco-entertaining area can also be accessed from within this part of the house and splendidly overlooks a tranquil backyard, with some lawn. Back inside, the larger main suite is the obvious pick of the carpeted bedrooms with its walk-in wardrobe and intimate ensuite bathroom, comprising of a toilet, shower and sleek granite vanity. The remote-controlled double lock-up garage is generous in size, has space for a work bench, features ample power points and enjoys a handy internal shopper's entry door, via the kitchen. Stroll to Anne Hamersley Primary School from here - less than 500 metres away, with Aveley Secondary College, bus stops, early-learning centres and the wonderful Brooklane Shopping Centre and its surrounding restaurants also in very close proximity, along with the refurbished Ellenbrook Central Shopping Centre and a round of mini-golf at The Vines Resort – and the magnificent restaurants, wineries and breweries that our amazing Swan Valley has to offer. There's even more to come over the next few years too, with the new Ellenbrook Train Station and the community recreation and aquatic centre very much in the works. Don't forget about the outstanding Ellenbrook Sports Hub, either. Convenience has never been more impressive. This gem of a residence will pleasantly surprise you – and in more ways than one! Other features include, but are not limited to; - Minor bedrooms with a built-in robes - Separate bathtub, shower and a granite vanity to the main family bathroom - Rear laundry with storage cupboards and a linen press - Solar-power panels - Ducted and zoned reverse-cycle air-conditioning - Feature down lights - Instantaneous gas hot-water system - Reticulation - Side access - Low-maintenance 300sqm block Rates & Fees: Council Rates: \$2,100p/a Water Rates: \$1,052.28p/a For more information, please contact Jake Perret on 0480 039 288.