

# 6/2 Villa Pass, Ellenbrook, WA 6069



## Unit For Sale

Saturday, 13 January 2024

6/2 Villa Pass, Ellenbrook, WA 6069

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 78 m2

Type: Unit



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**From \$319,000**

Contemporary living in fabulous Ellenbrook, this two-bedroom, two-bathroom ground-floor apartment is the ideal abode for a professional couple, small family, retirees or astute investor seeking a prosperous opportunity in a high-growth suburb with plenty of amenities close at hand. Located within a secure complex and just a short stroll to Ellenbrook Central and its abundance of shopping and dining options, this modern abode promises a lifestyle of convenience and ease, with parks, quality schools, and the delights of nearby Swan Valley all within easy reach. From a welcoming and tiled open-plan kitchen/dining/living area, the interior of this light-filled space merges with the outdoors for a brilliant area to entertain or relax. Open up your sliding doors and enjoy alfresco living on your extensive patio area - unique to your apartment and one that affords lazy weekend breakfasts, casual dinners with the family, sundowners with friends, or quiet time with a good book. The well-appointed kitchen boasts plenty of cupboard storage space with overhead cabinets and rangehood and overlooks the casual dining and living areas and street frontage beyond. Two bedrooms feature carpet, blinds and floor-to-ceiling mirrored robes, the main bedroom boasting its own sleek ensuite and sliding doors to the patio, while the other bathroom cleverly conceals the compact laundry behind sliding doors. If easy, low-maintenance living within a fantastic suburb close to everything appeals, this one is for you. Walk to your local shops, schools, and playgrounds, or take a short drive to The Vines Golf Course, Whiteman Park, or Swan Valley. With plenty of arterial roads and public transport nearby, travelling to and from home is a breeze. Currently tenanted, this apartment would also make for a wonderful investment opportunity in one of Perth's high-growth suburbs. Features include: Ground floor apartment Two bedrooms, both with floor-to-ceiling mirrored robes Two bathrooms Open plan kitchen, living and dining area Modern kitchen with stainless steel dishwasher, plenty of storage space with overhead cupboards Laundry in 2nd bathroom behind sliding doors (dryer not included) Extensive undercover, brick-paved alfresco area Split system air conditioner in the main living area Gated complex with secure parking One car space with off-road parking Secure storeroom Leased until 11/04/2024 (tenants keen to extend) Location (approx. distances): Ellenbrook Secondary College 550m Rainbow Waters Playground 600m Ellenbrook Christian College 800m Ellenbrook Central 1.1km Holy Cross College 2.7km Ellenbrook Train Station 2.8km Malvern Spring Primary School 4.5km Vasse Park 5.1km The Vines Golf Course 5.2km Whiteman Park 9.6km For expressions of interest, please contact Joe Da Mata, Xceed Real Estate, on joe@xceedre.com.au or 0406 237 964.