

**6/37 Ellerby Way, Koondoola, WA 6064**

Initiative

## House For Sale

Thursday, 4 January 2024

6/37 Ellerby Way, Koondoola, WA 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 258 m2**

**Type: House**



Alex Dabag

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## **EOI-GREAT FAMILY FIRST HOME!**

A charming 3-bedroom, 1-bathroom with 2 toilets, one upstairs and another downstairs. It comes with split system air con downstairs. This townhouse is nestled in a quiet street in the heart of Perth. This rare gem is part of a small and exclusive complex, featuring only 6 units, ensuring a sense of community and privacy. Strata fees are only 200 per qtr. As you arrive, the property welcomes you with security and convenience. An electric gate provides added safety, leading you to your undercover carport, and ensuring your vehicle is sheltered from the elements. This townhouse boasts not one, but two private courtyards. The first, complete with a shed and patio, creates an ideal space for outdoor entertainment or relaxation. The second courtyard opens to the entrance of a popular park, offering a seamless connection to nature and a perfect spot for a morning stroll or weekend picnic. Inside, you'll find 3 generously sized bedrooms, each providing ample space for personalization and comfort. The well-maintained bathroom ensures functionality and convenience for residents. The master bedroom features a built-in wardrobe, providing plenty of storage space and enhancing the overall organization of the home. Laminate flooring graces the downstairs living areas, creating a modern and easy-to-maintain space. Upstairs, enjoy the plush comfort of carpeting in the bedrooms. Situated in a quiet neighborhood, this townhouse offers tranquility while remaining within walking distance to a range of amenities. Whether it's local shops, schools, or parks, everything you need is conveniently close by. Don't miss the opportunity to make 6/37 Ellerby Way your home - a perfect blend of comfort, security, and accessibility in the vibrant city of Perth. Contact us today to schedule a viewing and experience the charm of this unique property for yourself! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. 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 inquiries.