

**69 Cheriton Avenue, Ellenbrook, WA 6069**



**Sold House**

Tuesday, 19 March 2024

69 Cheriton Avenue, Ellenbrook, WA 6069

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 296 m2**

**Type: House**



Huy Nguyen

## Contact agent

Nestled on a commanding corner block that sits virtually opposite the lovely Yatheroo Park and picnic area, this neat and tidy 3 bedroom 2 bathroom home will suit a young family, down-sizer or even an astute investor seeking their next income-earning rental property. At the front of the house sits a large master-bedroom suite where split-system air-conditioning and a walk-in wardrobe meet an intimate ensuite bathroom with a shower, vanity and toilet. An adjacent study space comes in very handy and precedes the open-plan living, dining and kitchen area - where most of your casual family time will be spent. The kitchen itself is nice and functional, playing host to a double sinks, a stainless-steel dishwasher, a gas cooktop, an under-bench oven and a double-door storage pantry. The minor sleeping quarters are made up of generous second and third bedrooms with robe recesses, a practical - and light-filled - main bathroom where a shower and separate bathtub help cater for everybody's personal needs, a separate second toilet and a laundry that flows outside for drying. Off both the living zone and kitchen, you will find a delightful covered alfresco-entertaining area that overlooks a "blank canvas" of a back garden. Get those creative juices flowing and add some special finishing touches to complete your own private oasis. Walk around the corner to other lush local parklands and the excellent Anne Hamersley Primary School, with only minutes separating your front doorstep from Aveley Secondary College, bus stops, early-learning centres, more spectacular nature reserves and picturesque bushland walking trails. The fantastic Brooklane Shopping Centre and its surrounding restaurants and the revamped Ellenbrook Central Shopping Centre are also nearby, as is 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 in the very near future too, with the Ellenbrook Train Station and a new community recreation and aquatic Centre currently in the works. And don't forget about the fabulous Ellenbrook Sports Hub either - not too far from your where your new home will be. As far as desirable locations go, you won't find many better than this one! Other features include, but are not limited to; - ? Low-maintenance timber-look flooring and split-system air-conditioning to the living space - ? Carpeted study and bedroom areas - ? Built-in storage cupboard - ? Paved side drying courtyard Split-system bedroom air-conditioning - ? Security doors - ? Instantaneous gas hot-water system - ? Large double lock-up garage with internal shopper's entry - ? 296sqm (approx.) corner block with a side-access gate to the rear - ? Built in 2016 (approx.)