

**7 Mirrool Way, Ellenbrook, WA 6069**



**House For Sale**

Friday, 1 December 2023

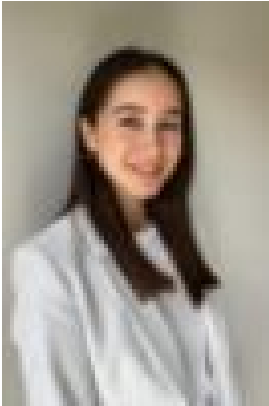
7 Mirrool Way, Ellenbrook, WA 6069

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Piper Funnell  
0481604750

## High \$500k to low \$600k

Tucked away in the quiet northern streets of Ellenbrook, lies the perfect family home. Across the road from Forsyth Park and a short walk to Malvern Springs Primary School, 'convenience' is just one of the many appealing features of this home. Come along to a home open and you will be greeted by neat and vibrant landscaping, a standout on the street. Step inside and be blown away by its size. The passage leading you to a stunning open plan living space, featuring a generous number of windows flooding the home with natural light. The perfect space for entertaining all year round. Prefer to entertain outdoors? Not a problem, the outdoor area features an undercover courtyard and grassed area with low maintenance garden beds to the perimeter. This home, unlike most other 3 by 2 homes has a bonus room known as the theatre. A 'blank canvas' waiting to be transformed into whatever you desire. The generously sized master bedroom is characterized by a double walk-in robe, ensuite with ample storage, roller shutter, air con and ceiling fan. A room designed and enhanced for the perfect night sleep. To summarise...

- Kitchen with stone bench tops, dishwasher, gas cooktop and 90cm oven
- Large master bedroom with roller shutter, double walk-in robe and ensuite
- Built in robes to second and third bedrooms
- Separate theatre
- Ceiling fans to bedrooms and living area
- Split system air con to living area and master bedroom
- Carpet to bedrooms and theatre
- Family bathroom with shower and separate bath
- Laundry with linen cupboard and exterior access to clothes line
- Alfresco accompanied by grassed area and low maintenance garden beds
- Double lock-up garage
- Security screens to front, back and side door as well as most windows
- 128m<sup>2</sup> of living space

Outgoings (Approx. Per Annum) Water Rates \$1,200.00 Council Rates \$2,500.00 Don't waste any time, we expect this one will be snapped up quickly! For further information and to arrange an inspection, call/text/email Piper on 0481 604 750 | [reception@tsokosproperty.com.au](mailto:reception@tsokosproperty.com.au) Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.