

**80 Mangles Drive, Ellenbrook, WA 6069**

**House For Sale**

Thursday, 11 April 2024

80 Mangles Drive, Ellenbrook, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Judy Duggan  
0413096795

## Expressions of Interest

Judy Duggan & The Agency are proud to present to you 80 Mangles Drive, Ellenbrook. Perfect for families, investors and downsizers this well-presented 4x2 near-new 2-year young home is set for convenient low maintenance living. Proudly sitting in an elevated corner position, ideally situated close to Ellenbrook Central shopping and dining precinct, this lovely home makes an easy decision for those looking to move to this family friendly locale. The heart of the home features an open-plan kitchen, dining and living area, with a seamless flow to the outdoor alfresco area. The stunning Chef's kitchen is fully equipped with stainless steel cooking appliances, dishwasher, ample storage, large pantry, and stone benchtops including a convenient full-length breakfast bar for casual dining. Fujitsu zoned reverse-cycle, fully ducted climate control ensures year-round comfort further demonstrating that this home offers the perfect lifestyle option for you and your family. What's to love:

- Fujitsu zoned reverse-cycle, fully ducted cooling & heating throughout
- Huge master with walk in robe and ensuite with WC
- 3 spacious minor bedrooms – 2 with robe recesses
- Stylish modern bathroom with a bathtub, stone vanity benchtops and a separate WC
- Stunning Chef's kitchen with Westinghouse stainless steel canopy rangehood, gas cooktop and electric oven, dishwasher, large pantry, tiled splashbacks, double fridge recess, stone benchtops including a full length breakfast bar
- Open plan living, kitchen and dining with direct entry to the outdoor area
- Fully carpeted bedrooms and inviting vinyl plank flooring through the living areas
- Paved Alfresco area
- Gas storage hot water system
- Reticulation
- Rear access double secured garage with automatic roller door
- Easy care 285sqm green title corner lot
- 2022 Dreamstart near-new home
- City of Swan rates approx. \$1955 p.a / Water rates approx. \$1200 p.a

This sought after locale is ideally situated in close proximity to a host of desirable retail and lifestyle options available within the Ellenbrook Central Precinct. Multiple options for schooling & day care facilities, Library, Rainbow Waters water playground (free!), close to public transport including the upcoming Ellenbrook train station, and all just a short drive to the world renowned Swan Valley! Call Judy on 0413 096 795 to arrange a viewing, with all that's on offer this property won't last long! 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 enquiries.