

**9 Angophora Avenue, Ellenbrook, WA 6069**

**slp.**

**House For Sale**

Saturday, 27 April 2024

9 Angophora Avenue, Ellenbrook, WA 6069

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 402 m2**

**Type: House**



Alex Gillan  
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**From \$559,000**

A spacious quality three bedroom one bathroom property this is an outstanding opportunity to discover the perfect blend of comfort, convenience, of living in your new home or investing potential offered in this stunning three bedroom property nestled in a prime location close to "Wildflower Circle Park".The home features spacious open plan living area, spacious and practical kitchen/ family area, built in robes to all bedrooms, workshop, easy-care backyard and a double garage with auto-door. Located within 1km of "Woodlake Village Shopping Centre" & 2kms from Ellenbrook Cenral Shopping Centre, you'll have an opportunity to take advantage.The list is endless with the extras included in the fantastic home. Make viewing this home a priority if it is in your price range and be prepared to fall in love !THE BIG BONUS! there is a bus stop 190m from your front door and the 955 links with "Bassendean Train Station" and "Morley Galleria Bus Station" "Morley-Ellenbrook Train Line" contract has been Awarded and expected to be operational in 2024 with a station just a 2km drive by car to park & ride.Features• 3 x Bedrooms. • 1 x Semi-En-Suite bathroom with bath shower & vanity. • 2 x Toilets. • Solar hot water system. • Formal lounge with roller shutter & gas point. • Formal dining/study. • Open plan family area. • Kitchen with plenty of storage, gas cook top, electric double oven, double sink, pantry and dishwasher. • Bedroom 1 is tiled with walk in robe. • Bedroom 2 is tiled with built-in robe. • Bedroom 3 is tiled with built-in robe. • Tiled flooring through-out the living areas. • Double lock-up garage , with auto tilta-door. • Ducted evaporative air-conditioning. • Wall mounted split air-conditioner in family area. • Gas combustion fire in family area. • Solar panels & storage batteries. • Solar hot water system. • Security Alarm system.\* Powered workshop. • Gable Pergola. • Rain water tank. • Built: 1997. • Land: 402sqm.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.