

**19 Hinxman Drive, Ellenbrook, WA, 6069**



**House For Sale**

Wednesday, 14 August 2024

19 Hinxman Drive, Ellenbrook, WA, 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Bradley McBeath

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## YOU'LL BE GLAD YOU CALLED BRAD

Ray White & Bradley McBeath welcome you to this exciting opportunity to buy into the RED HOT ELLENBROOK MARKET PLACE!

TO AVOID DISAPPOINTMENT, REGISTER YOUR INTEREST WITHOUT DELAY.  
BASED ON THE CURRENT MARKET CONDITIONS, THIS ONE WILL BE POPULAR!!!

Whether you are looking to take your first step on to the property ladder or to downsize from a larger home but want to remain close to your family & friends this AWESOME STREET FRONT, Brick & Iron home which was built in 2015 requires your IMMEDIATE ATTENTION!

This modern property is located in Annies Landing which is an UBER CONVENIENT LOCATION. Hinxman Drive is a Family Friendly street, this property is surrounded by quality neighbours who obviously take great pride in their homes & gardens. With the walking trails through the public open space/bushland & the Vines Public Golf Course at the end of the street, this location offers an enviable lifestyle.

The modern rendered façade & low maintenance tropical garden whets ones appetite for what lies inside. Secure, under cover parking for two cars is available in the double garage behind the automatic roller door, there is a handy shoppers entry that leads straight to the kitchen which is perfect for unloading your shopping, you can park two more cars in the driveway. With the new painting just finished, this home is the definition of ready to move straight into.

The heart of this home is the HUGE open plan kitchen/dining/casual living area. Designed for a modern lifestyle, you can prep meals on the generous size island bench while chatting with family & friends. Kitchen features include a Westinghouse 900mm stainless steel oven & a five burner gas cook top & rangehood, a big fridge recess with a water connection & a double sink with flip mixer plus a tiled splashback. The Scullery off the kitchen provides an abundance of extra storage & prep space.

The lounge area is big enough for the whole family, the dining space fits a large table. The second, separate living area is a great space that offers many options such as a Home Theatre, Children's Play Room or even a Fifth Bedroom, the Timber & Glass French doors can be closed for privacy.

The Master bedroom is located at the front of the home, it has it's own ensuite bathroom with a wc & a walk in wardrobe. Bedrooms two, three & four are located well away from the Master at the rear of the home, all have built in storage.

The main bathroom has a separate shower with Glass Screen & a bath tub.

The low maintenance back yard is fenced & secure & is a perfect place for your children or furry friends to run around. The great size under main roof alfresco & patio are perfect for year round entertaining. Faux grass & small garden beds allow more time for simply enjoying life. Though the gates on the side of the home you have additional parking for your trailer etc.

Extra features include-

- + Automatic reticulation
- + Ducted, zone controlled, reverse cycle climate control 11 kw Cooling & 11 kw Heating
- + Crimsafe front security screen
- + 4 x security cameras
- + 3 kw Solar System with 12 panels

Reasons why Hinxman Drive is a great place to call home -

- + Public open space/bushland with walking trails is right at the end of the street
- + Anne Hamersley Primary School is well within walking distance
- + The new Ellenbrook Train Station will have you in Perth in 30 minutes which effectively halves the current travel time via Public Transport
- + Located on the door step of the world renowned Swan Valley

2023/2024 Annual Rates

Shire rates \$2200

Water rates \$1120

Strata fees \$0!

For the savvy investor who appreciates the rental returns & capital growth Ellenbrook is renowned for, the rental appraisal is \$700-\$750 per week.

Ellenbrook registers high on the radar of so many local & interstate buyers because of the local area amenity & generous returns achieved by home owners & investors.

Don't like strata fees? PERFECT, BECAUSE THERE ARE NO STRATA FEES TO PAY HERE!

Buyers please note that I already have interested parties from my buyers database registered to view this property. Register your interest NOW!!!

THE ELLENBROOK REAL ESTATE MARKET IS ON FIRE & IS SHOWING NO SIGNS OF SLOWING DOWN ANY TIME SOON!

THIS PROPERTY, IN THIS LOCATION, AT THIS PRICE WILL NOT LAST!!

DO NOT DELAY YOUR INSPECTION OF THIS EXCITING OPPORTUNITY TO CALL 19 HINXMAN DRIVE YOUR NEW HOME!!!

"YOU'LL BE GLAD YOU CALLED BRAD"