

# 29 Coolamon Boulevard, Ellenbrook, WA 6069



## House For Sale

Wednesday, 19 June 2024

29 Coolamon Boulevard, Ellenbrook, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 456 m2**

**Type: House**



Russell Fellows

## Suit High 600 to 700k buyers

Sometimes the right one just comes along when you least expect it..If you are looking for a spacious home with a choice of 3 different living areas to enjoy then you have come to the right place..This wonderful Ross North built home has a Formal Lounge, Expansive tiled Open Plan Family / Dining with easy access to the kitchen along with Separate Games room with cozy gas log fire..All 4 bedrooms are not small, good sized rooms all with robes.. 2 Bathrooms including Ensuite off Main and Semi Ensuite / Bathroom..Allergy sufferer's.. there's no carpets here.. easy to clean tiles and quality hard wearing wood look vinyl flooring..Ducted Evaporative Air Conditioning throughout.Infinity gas water heating temperature controllers..Private fenced yard with Lovely Patio and paved Outdoor Entertaining area, water feature, fire pit and landscaped gardens..Drive into secure ... Double Lock Up Garage... entry from rear laneway..Green Title 456m2 block with a Zoning suitable to run your own business..Amenities surround you to enjoy... just some of which include ...The Billabong at Mornington Park, this walk is the perfect way to escape into nature right across the road.. a beautiful, bushy oasis featuring a footpath that winds through stunning trees and shrubs and circles around a central pond. Also directly across the road is Coolamon Oval, well equipped sportsgrounds and a vibrant atmosphere every weekend. It hosts many local sports events from little athletics, footy to community fun runs. The oval is surrounded by walking and cycling tracks which are popular amongst local fitness enthusiasts and families that simply want to enjoy an astounding community space that is on your doorstep. The local skate park is also close by.

**INTERNAL FEATURES INCLUDE ;**

**MASTER BEDROOM** - Spacious room – Built in robe with mirrored doors, wood look easy care vinyl flooring, skirting boards, roller blinds, air conditioning vent, security mesh on windows, easy access to ensuite

**ENSUITE** – Shower ( new taps & shower rose ) adjustable heat controller on wall, recently grouted, double sink (new taps ) , separate toilet ( new toilet ), heater lights / fan, chrome towel rails

**BEDROOM 2** – Good sized room, Walk in robe, wood look easy care vinyl flooring, wooden blinds, skirting boards, built in shelving on walls, air conditioning vent, outlook to water feature / outdoor area

**BEDROOM 3** - Good sized room, Built in robe, wood look easy care vinyl flooring, wooden blinds, skirting boards, built in shelving on walls, downlights, air conditioning vent, sliding door access to outdoor private retreat with water feature, semi-ensuite

**BEDROOM 4** - Good sized room, Walk in robe, wood look easy care vinyl flooring, wooden blinds, skirting boards, built in shelving on walls, downlights, air conditioning vent, outlook to water feature / outdoor area

**BATHROOM / SEMI-ENSUITE** – Shower ( new taps & shower rose ) adjustable heat controller on wall, recently grouted, double sink (new taps ) , separate toilet ( new toilet ), heater lights / fan, chrome towel rails – lovely outlook water feature

**KITCHEN** – Open plan to living area, large pantry ( plenty of shelving & storage space ), electric fan forced oven, brand new stainless gas cooktop & rangehood, plenty of cupboards, pot drawer, microwave recess, brand new stone bench top, double sink, fridge bay, dishwasher..

**FAMILY / DINING** – Open plan tiled living area, easy access to kitchen, TV Point, skirting boards, roller blinds + curtains, air conditioning vent, phone point, glass sliding door access to patio / outdoor entertaining area, lovely outlook to rear yard

**FORMAL LOUNGE** – Nice sized room with lovely outlook to front garden area, TV Point, skirting boards, roller blinds, air conditioning vent

**GAMES ROOM** – Separate but spacious room at rear of the house, wood look easy care vinyl flooring, cosy gas log fire, feature spotlights, TV Point, skirting boards, wooden blinds + curtains, air conditioning vent, phone point, glass sliding & mesh security screen door access to patio / outdoor entertaining area, lovely outlook to rear yard

**LAUNDRY** - Tiled Floor, glass sliding door to outside drying area / rear yard, new taps, bench top, built in cupboards, internal door access to garage

**SEPARATE TOILET** – new toilet

**LINEN CUPBOARD**

**AIR CONDITIONING** – Ducted Reverse Cycle Throughout

**GOOD SECURITY** – security door at the front, mesh security doors, mesh security screens on windows, alarm, window locks on all windows, fully fenced and secure rear yard

**WHAT'S OUTSIDE;-** Spacious 456m3 green title block- Very private fully fenced back yard- Gate entry from front to rear at side of house - Undercover Patio ( new roof sheeting ) / Paved Entertainment Area- Bunker lights - Water Feature in rear yard + additional Water Feature outside 3 of the bedrooms + bathroom - Room for Fire Pit - Double lock up garage with remote door, rear lane entry, internal entry into house - Gas storage hot water system – Infinity – Main heat controller in kitchen + separate temperature controllers in both bathrooms - Garden shed - Landscaped low maintenance gardens both front and rear yards

**WHAT'S CLOSE BY...** - Ellenbrook Central Shopping Centre minutes away - Variety of cafés, restaurants and shopping + commercial shops - Complete Care Health over the road - Dental services, Day care centre, church, all a short stroll - Medical services close by - Coolamon Oval over the road - Mornington Park adjacent over the road - Ellenbrook skate park - Public transport close by - Schools including ; Ellenbrook Secondary, Ellen Stirling Primary, Aveley Secondary, Ellenbrook Primary, Swan Valley Anglican, Ellenbrook Christian College

Year Built 1999  
Water Rates \$ 1315.32 23/24  
Council Rates \$ 2300 23/24  
Expected Rental Return : \$

680 to \$ 720 per week Live in or Rent Out .. The Choice is Yours..Start the Car !! Get on your Pushy..Bus it .. Do Whatever You Need to Do To Get To This Property !!This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at the Openn App - <https://www.openn.com.au/> or contact RUSSELL FELLOWS ...IMMEDIATELY to avoid missing out.Call RUSSELL FELLOWS for more details and to arrange a viewing of this property today...0408 904 747  
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