

# 31 Shepherd Avenue, Ellenbrook, WA 6069

## House For Sale

Wednesday, 10 July 2024

31 Shepherd Avenue, Ellenbrook, WA 6069

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: House



Demi de Haan  
0468705321



Rod McDougall  
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## Suit Buyers Mid-High \$500's

First Home Opens Saturday 12.00 -12.45 and Sunday 12.00 - 12.45 This very conveniently located, quality home with open plan living, two bedrooms with study and two bathroom home is priced and positioned to sell. Located nearby this prime location are the Ellenbrook District Open Space, Ellenbrook Sports Hub, Aveley Secondary College, and Ellenbrook Woolworths, offering unparalleled convenience for your lifestyle needs. Whether you are looking to nest or invest this outstanding home offers a brilliant opportunity for all astute buyers to secure a quality home in an outstanding location. Quick settlement can be achieved! Features included are;

- Lovely raised ceilings throughout
- Spacious master bedroom with ensuite and walk in robe
- Spacious second bedroom features a study nook ideal for a home office
- Second bedroom boasts a large mirrored built in robe
- Tiled flooring to main areas with carpet to bedrooms
- Well-appointed chefs' kitchen with stone benchtops, ample storage and breakfast bar
- Stainless appliances
- Lovely open plan living/family/meals area
- Stunning open entertaining area to the exterior
- Meticulous landscaping
- Ducted air conditioning
- Double lock up garage

Nothing to do except move in and enjoy your surrounds! Do not miss this opportunity! 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. 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.