

37 Maralla Road, Ellenbrook, WA 6069



House For Sale

Sunday, 23 June 2024

37 Maralla Road, Ellenbrook, WA 6069

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 876 m2

Type: House



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From \$1,400,000

This magnificent 2024 custom built residence, proudly sitting on a sprawling 876m² block, is the epitome of luxury and modern living. With five spacious bedrooms and three lavish bathrooms all featuring 40mm stone benchtops, this west facing haven is designed for those who appreciate the finer things in life. Step inside to be greeted by gleaming polished porcelain tiles that flow seamlessly throughout the home, setting a tone of elegance and sophistication. The heart of this masterpiece is undoubtedly its dual back to back kitchens, boasting expansive stone preparation benches, a welcoming island bench perfect for gatherings, dual ovens, two gas cooktops, an integrated microwave, and plumbed fridge compatibility. The additional scullery/prep room ensures you have all the space you need to create culinary delights, with storage galore to keep everything tidy. Entertainment options abound with two separate lounge rooms, a dedicated theatre, a study, a versatile library/prayer room and a kids' activity area. The guest wing, with its own separate entrance and amenities, offers the perfect opportunity for a home and income setup or a private retreat for visitors. Step outside to the large undercover alfresco area, complete with feature lighting, ideal for year round entertaining. The low maintenance backyard means you can spend more time enjoying your new home and less time on upkeep. There's even space to add a pool if you wish and an outdoor shower is already in place for your convenience. The triple garage features pedestrian access through a rear roller door, adding an extra layer of practicality to this already impressive home. With smart door and doorbell entry, an advanced alarm system, CCTV, and a powerful 24kW ducted reverse cycle air conditioning system and ceiling fans, your comfort and security are covered year round. Located near major amenities, schools, arterials and of course the award winning Swan Valley wine region and The Vines Resort and Country Club.

KEY FEATURES- Fully texture coated 450sqm of total living area.- Polished 600mm x 122mm porcelain tile flooring throughout.- Matt finished tiles to alfresco & garage.- Attic ladder for extra storage.- Plumbed water, Gas & drainage ready for your dream outdoor kitchen to be installed.- Outdoor shower perfectly positioned for your future pool.- Exposed aggregate to all sides including drive way and through access.- 24kw Solar array- 34c Ceilings throughout + 37c raised porch- TV data points to all 5 bedrooms including smart wiring - Commercial grade 6mm triple stacker doors to alfresco with security screens- Two separate kitchens featuring 40mm stone bench tops and 20mm stone splash backs for the largest of gatherings.- Quality Electrolux appliances including Double ovens & dual gas cooktops.- Premium Caroma fixtures to all wet areas including kitchen, laundry and bathrooms.- S wave curtains with sheers add a touch of elegance and class.- Stunning LED lighting plan throughout with feature pendants in the Kitchen, entry, hallway and lounge. - CCTV to all areas (with audio recording) + 3 x TIOC cameras to front and video intercom at entrance door- Advanced alarm system including mobile operated smart front and garage doors- Wifi extenders to ensure high speeds throughout the home