

**9 Riverland Drive, Ellenbrook, WA, 6069**

**House For Sale**

Tuesday, 3 September 2024



9 Riverland Drive, Ellenbrook, WA, 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Elizabeth Good  
0892978111



Marcus Good  
0892978111

## **Priced To Sell**

Built approx. 2011, Land Size approx. 473m<sup>2</sup>, Living area approx. 172m<sup>2</sup>

If you are searching for a spacious contemporary home with a great size backyard in a sought-after location, then look no more! Spacious throughout with 4 bedrooms and perched on a block of 473m<sup>2</sup>. A separate theatre room will provide plenty of space to relax in, the activity room is perfect for the kids play area or homework stations, while the open plan kitchen, living and dining room will be perfect to entertain your family and friends in. The master has a private ensuite with walk in robe and ensuite, while the other bedrooms share the main bathroom with separate shower and bath. Perhaps you will enjoy sitting under the patio in the back yard which offers plenty of space to throw the ball for your dog. This home is situated close to the new Aveley Brooklane shops and is on the main bus route 955. Opportunity is knocking! Don't put off seeing this home or you'll pass up a rare buy!

Features include:

- Very spacious theatre room
- Master Bedroom with walk in robe and ensuite
- Open plan kitchen, dining and living zones
- Gallery style kitchen with dishwasher space
- Good size bedrooms
- Family bathroom with shower, separate bath and vanity
- Separate Laundry with linen cupboard
- Paved entertaining area and large backyard
- Double garage and driveway will accommodate extra parking

The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. 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.