



14 Carwell Avenue, Ellenbrook

4 x 2 | Coolamon Estate | Investors Relish

END DATE SALE - All offers presented on the 22nd of October 2026
UNLESS SOLD PRIOR

Brief //

In a sweet avenue just north of Coolamon's parks and Woodlakes lakes lies this north facing neat and tidy property refurbished in 2026 offering functional modern living with warmth and charm positioned within walking distance of the best of Ellenbrook's educational institutions

Offering 4 spacious bedrooms 3 separate living areas 2 quality bathrooms 1 study activity room secure and private UMR carport off the ROW front and back lawns and gardens two separate alfresco areas around the back lean to storage good for a cat run and plenty of space to party

The picturesque parks the expansive greens the dynamic dog area of Coolamon all moments away and Ellenbrook Central is 1 kilometre or 3 minutes by car with many of the suburb's everyday amenities a 3 minute drive or just a lovely walk

4 2 2

FOR SALE
End Date Sale

VIEW
Sun 11th Oct @ 11:00AM - 11:30AM

AGENTS
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AGENCY
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Super Investment

Features //

Park : Tobermory nearby

Roller Shutters : street front

Solar : 14 panel Fronius Solar Array

Theatre : Sunken home theatre room or formal lounge

Storage : Garden shed in the back yard ideal for tools and equipment

Climate Control : RC ducted air conditioning for complete year round comfort

Parking : Extra large double carport UMR from ROW with additional unrestricted parking out front

Open Plan Living : Entire home freshly painted with an island kitchen in open plan dining family alfresco veranda areas that flow seamlessly together for perfect modern living (Solid wood floors)

Deluxe Kitchen : Chefs private bountiful benchtops new electric oven gas cooking appliances ample cupboard space ideal for cooking while entertaining (New oven)

Flooring : Gorgeous earthy wooden floorboards and solid skirting in the living areas with deluxe soft carpet in the minor bedrooms activity room and sunken sitting lounge for that cosy feel (New carpet)

Master Suite : The main bedroom boasts ducted AC separate Walk-In Robes (WIR) stylish ensuite with separate WC large shower vanity and neutral stonewash tiling (Recent modern floorboards)

Minor Bedrooms : Bedrooms 2 3 and 4 all double feature ducted AC Built-In Robes (BIR) adjacent deluxe bathroom all in the south private wing (New carpets in each)

Main Bathroom : Delightful and bright main bathroom with a bathtub shower vanity and easy large pull-out cupboards for storage access convenient and fresh

Laundry : Separate laundry and separate WC conveniently located on the west wing with a private drying area in the LT undercover setting sunshine

Privacy : This street front home has security and privacy with friendly street appeal offering a simple elegant facade for neighbours and friends

Stately Entry : Choose from the front door Feature Veranda entry or the secondary private shoppers rear entry at the back from the ROW secure carport for easy shopping access

Rear Access : If required ROW drive through to the backyard space for cars and potential to build a workshop or a granny flat

Outdoor Spaces : Large outdoor alfresco areas including an uncovered backyard green revival lawn space elevated garden beds loaded with fertiliser L framed carport patio area great for working relaxing or entertaining year round

Location //

Minutes from the new Ellenbrook Train Station and Ellenbrook Central Shopping Centre

Ellenbrook centred in the Coolamon Estate a beautiful place to walk and contains amenity and services all in a walkable distance

Easy access to public and private schools including Holy Cross

College Ellen Stirling Primary School and Ellenbrook Secondary

College and only 17 minutes to Perth's CBD and 21 minutes to Perth Airport

School Catchment //

Ellen Stirling Primary and Holy Cross College

Title Particulars //

Lot 4415 on Plan 43454

Volume 2581 Folio 67

Land Area //

527 sqm

Floor Area //

164 sqm

Outgoings //

City of Swan

Shire Rates : \$1,793.11 pa

Water Rates : \$2,457.09 pa

T&C'S :

- End Date Sale - Offers presented 22 | 10 | 2026
- The sellers reserve the right to accept an offer prior to the End Date
- Finance offers welcome (A written pre-approval will assist you in the offer process)
- Building & Termite inspections are welcome
- Flexible settlement time frames available
- Subject to sale offers are welcome

Edi : 0438 933 506

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Disclaimer //

In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others having made all reasonable efforts to ensure that information is correct

The accuracy of the information provided to you written or verbal cannot be guaranteed

If you are considering to purchase this property you must please make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you

MORE DETAILS

Property ID	Q1AFF4
Property Type	House
House Size	164 m2
Land Area	527 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Heating
	Toilets (2)
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

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