

14 Carwell Avenue, Ellenbrook

4 x 2 | Coolamon Estate | Large Family Home

BELOW REPLACEMENT VALUE !!

Brief //

Great Family Home for a lucky Buyer an excellent Investment

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 for improvements

The parks greens and 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 few minutes drive or a lovely walk

Features //
Park : Tobermory nearby
Roller Shutters : street front
Solar : 14 panel Fronius Solar Array
Theatre : Sunken home theatre room or formal lounge

4 2 2

FOR SALE
From $690,000

VIEW
By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.

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

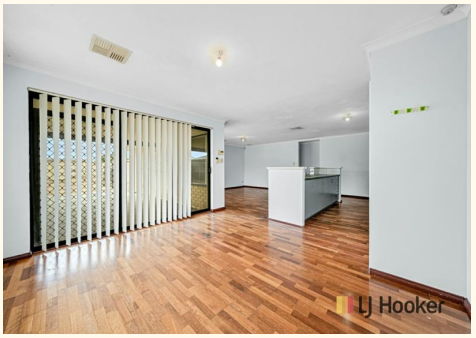
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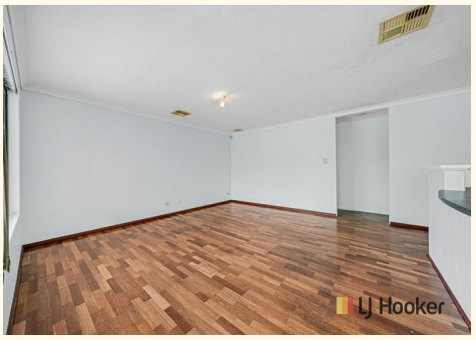
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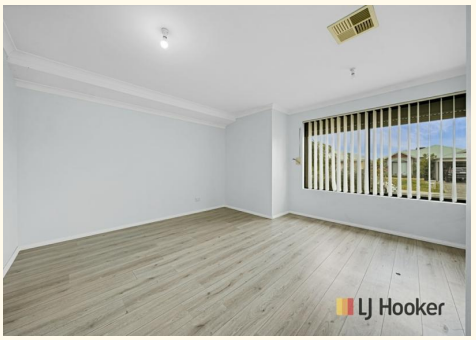
Disclaimer //
In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others having made all reasonable efforts to ensure that information is correct
The accuracy of the information provided to you written or verbal cannot be guaranteed
If you are 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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