



LJ Hooker



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76 Westgrove Drive, Ellenbrook

Where Space, Comfort, and Style Come Together




Sajad Ahmadyar is proud to present this property to the market.

From the moment you arrive at 76 Westgrove Drive, you can sense this is more than just a home - it's a lifestyle designed for families who value comfort, space, and modern living.

Step through the grand double-door entrance, and you're immediately welcomed by a sense of openness and warmth. The high ceilings and expansive open-plan living and dining area create a beautiful flow, connecting the family together while still giving everyone their own space to unwind.

To the side, the private theatre room offers the perfect spot for cosy movie nights, while a separate study provides the ideal work-from-home setup - or could easily become a fifth bedroom for growing families or guests.

The master suite is a true retreat, featuring his and hers walk-in robes and a luxurious ensuite with a spa bath - your own private sanctuary at the end of a long day.

4  2  2 

FOR SALE
From \$929,000

AGENTS

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AGENCY

LJ Hooker Thornlie | Canning Vale
(08) 9459 7788

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The clever design continues with the fourth bedroom having direct access to a bathroom, perfect for teenagers or extended family.

Practicality meets elegance with tiles through the main living areas, soft carpet in the bedrooms, and a double garage with rear access for extra convenience.

Outside, the brick fencing ensures privacy, while the low-maintenance garden and garden shed make life simple - so you can spend more time enjoying and less time maintaining.

Whether you're entertaining, relaxing, or working from home, this property adapts beautifully to your lifestyle.

Investment Opportunity:

Currently tenanted at \$750 per week, with tenants who are happy to stay on after settlement - or vacant possession can be provided for owner-occupiers looking to move in.

Key Features:

4 spacious bedrooms (study can be converted to 5th bedroom)

2 well-appointed bathrooms, with ensuite featuring spa bath

His and hers walk-in robes in the master bedroom

Fourth bedroom with direct bathroom access

Separate theatre room

Private study / optional 5th bedroom

Massive open-plan living, dining & family zones

Tiled main living areas, carpeted bedrooms

High ceilings for an airy, open feel

Double garage with rear access

Brick-fenced front yard for privacy

• maintenance gardens + garden shed

Impressive double-door entry

Currently tenanted at \$750 per week —tenant happy to stay or vacant possession available

Location:

Nestled in a peaceful pocket of Ellenbrook, close to local schools, shops, parks, and public transport - offering the perfect balance of suburban tranquility and everyday convenience.

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MORE DETAILS

Property ID 9A5HA2
Property Type House
Land Area 619 m2
Including Toilets (2)

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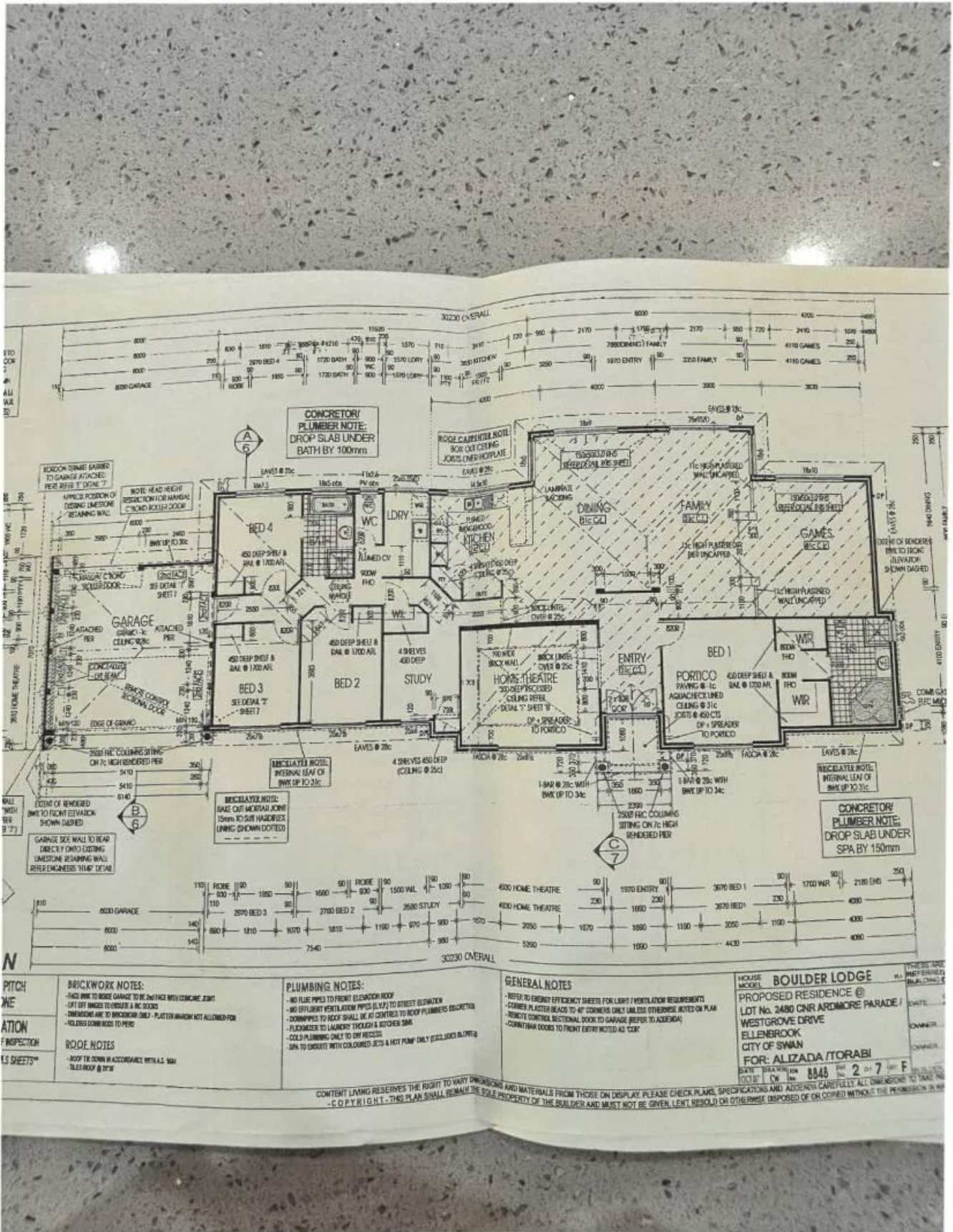
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