




19 Ettakup Way, Midvale

Large Home on a Large Block

Why wait to build when you can move straight into a home that feels brand new? This beautifully finished four bedroom, two bathroom residence approx 18 months old and sits proudly on a generous approx 508sqm block in the sold out Movida Estate. With shops, schools and major highways just minutes away, you're seamlessly connected to the airport and the CBD in under half an hour. Solar panels and reverse cycle air conditioning add to the home's modern comfort and efficiency.

The property has strong street appeal, framed by a neat, easy care front yard and a double garage with shoppers entry plus direct access to the rear. Inside, large grey tiles flow through the living areas and hallways, setting a stylish tone from the moment you step in. To the right, three spacious bedrooms feature plush carpets and ample storage two with floor to ceiling mirrored robes and one with a walk in robe. These rooms enjoy convenient access to a beautifully appointed bathroom with black tapware, a black framed shower, a separate bathtub and a stone topped vanity.

Further along the hallway, a huge walk in linen press offers exceptional storage. The master suite is truly impressive expansive enough to accommodate two large beds, complemented by a generous walk in robe and a luxurious ensuite. Here you'll find a stone

4  2  2 

FOR SALE

Please Call

AGENTS

Brian Scott
0438 333 341
brian.scott@ljhooker.com.au

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0438 333 341
brian.scott@ljhooker.com.au

AGENCY

LJ Hooker Thornlie | Canning Vale
(08) 9459 7788

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**

topped vanity with abundant cabinetry, twin sinks, twin showers behind a glass panel, a second bathtub and a separate WC.

The rear of the home opens into a light filled living and dining area, overseen by a superbly equipped kitchen. Twin 600mm ovens, a large gas cooktop, dishwasher, stone topped breakfast bar and wraparound benchtop make this a dream space for home cooks. A sizeable scullery keeps appliances tucked away, and the plumbed fridge recess and adjacent laundry add everyday practicality.

A dedicated theatre room with block out blinds completes the rear wing, creating the perfect setting for movie nights and family downtime.

With large blocks and high spec homes becoming increasingly rare, this property is sure to attract strong interest. For more information, contact Brian on 0438 333 341.

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MORE DETAILS

Property ID	9MUHA2
Property Type	House
Land Area	508 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels Close to Schools Close to Shops

Brian Scott 0438 333 341

Sales Representative | brian.scott@ljhooker.com.au

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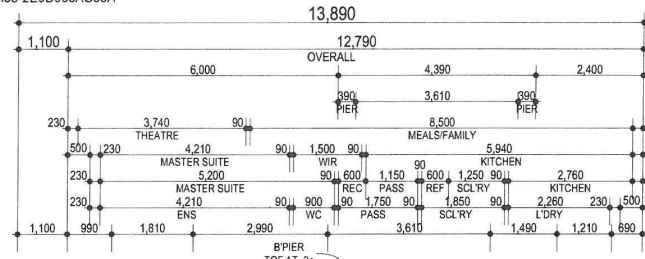
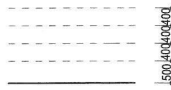
LJ Hooker Thornlie | Canning Vale (08) 9459 7788

Shop 26 Thornlie Square Shopping Centre, Spencer Road,
THORNIE WA 6108

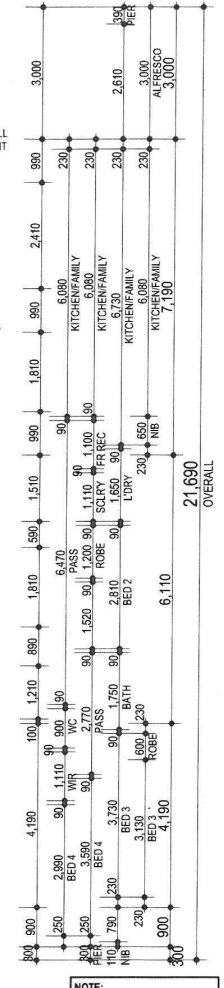
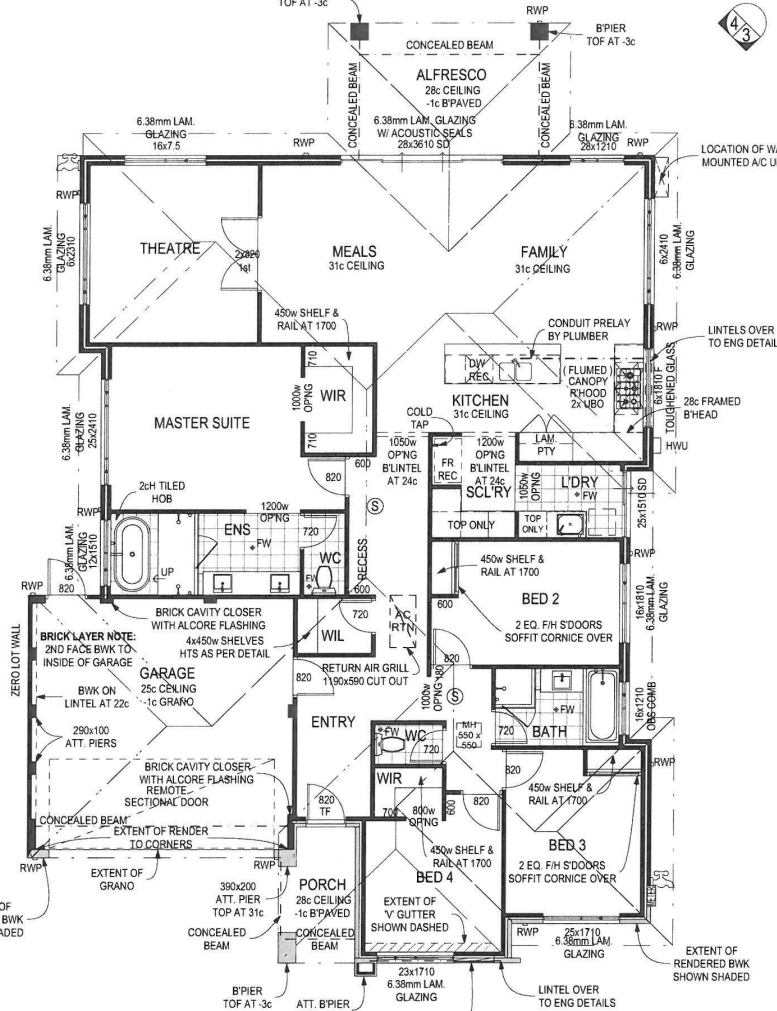
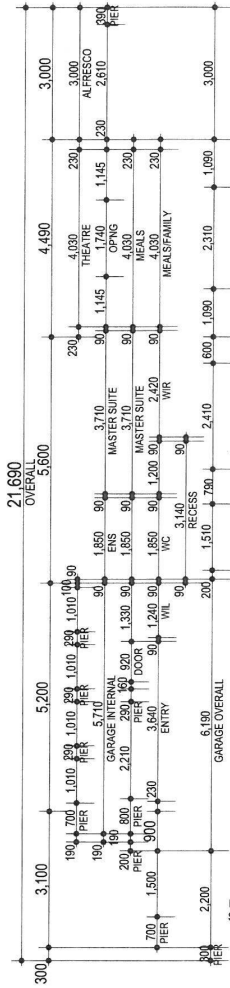
thornlie.ljhooker.com.au | thornlie@ljhooker.com.au



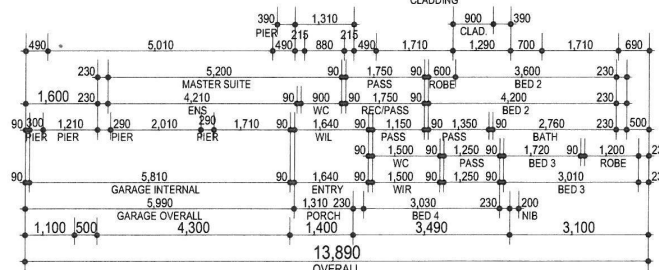
LIN SHELVES SETOUT
SCALE 1:100



ROOF AREA(m2 ON THE FLAT)		258.24
AREAS:		
	PERIM. (m)	AREA (m²)
HOUSE	63.36	182.38
GARAGE	23.96	35.02
ALFRESCO	16.78	16.17
PORCH	9.60	5.00
		238.57 m²



FLOOR PLAN
SCALE 1:100



NOTE:
NOISE PACKAGE A

NOTE:
CL AT 28c THROUGHOUT UNLESS NOTED OTHERWISE.

ALL TRADES NOTE:
KEEP AREA 250mm EITHER SIDE OF RANGEHOOD CENTRE LINE CLEAR OF ALL CHASING, BEAMS & JOISTS
GTEK SMARTWALL LINING TO INTERNAL WALLS

NOTE:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ENGINEERS DETAILS, ALL RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

NOTE:
DO NOT SCALE FROM THIS DRAWING CHECK ALL DIMENSIONS ON SITE PRIOR TO SETTING OUT AND COMMENCING OF ANY WORK.

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REVISION	VO #	DRN	DATE	CHK
WDRAW	-	BSI-FI	11.06.21	FI
PRESTART	-	FI	22.09.21	FI
SITE VO	527899	EP	22.10.21	EP
ENG CERT	-	EP	05.11.21	EP
VO 529662	529545	FI	18.11.21	FI

CLIENT: _____
DATE: _____
CLIENT: _____
DATE: _____
BUILDERS REPRESENTATIVE: _____
DATE: 19-11-2021

CLIENT: _____
ADDRESS:
LOT 628 (#19)
ETTAKUP WAY
MIDVALE

CLEO	
SPEC SMART	DATE 22.09.21
VERSION N°	WIND RATING N2
MAP REF. 232 /46 /67	ENGINEERS DETAIL SJA
JOB N° 2114517	SHEET N° 2 OF 7