

**108 Elmridge Parkway, Ellenbrook, WA, 6069**



**House For Sale**

Wednesday, 6 November 2024

108 Elmridge Parkway, Ellenbrook, WA, 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Bradley McBeath

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## **SOLD! MORE PROPERTIES WANTED FOR QUALIFIED BUYERS**

MORE PROPERTIES WANTED FOR GENUINE & QUALIFIED BUYERS WHO MISSED OUT ON THIS ONE.

THE MARKETING CAMPAIGN FOR THIS PROPERTY ATTRACTED-  
MULTIPLE OFFERS & MULTIPLE BUYERS WHO MISSED OUT  
"YOU'LL BE GLAD YOU CALLED BRAD"

Ray White & Bradley McBeath welcome you to this exciting opportunity to buy into the RED HOT ELLENBROOK MARKET PLACE!

TO AVOID DISAPPOINTMENT, REGISTER YOUR INTEREST WITHOUT DELAY.  
BASED ON THE CURRENT MARKET CONDITIONS, THIS ONE WILL BE POPULAR!!!

Whether you are looking to take your first step on to the property ladder or to downsize from a larger home but want to remain close to your family & friends (Subject To The Sale of your property offers are welcome) this AWESOME home requires your IMMEDIATE ATTENTION!

For the savvy investor who appreciates the rental returns & capital growth Ellenbrook is renowned for, the rental appraisal is \$600-\$650 per week.

The first class tenants who have called this property home for the last 11 years would love to stay on & are wanting to sign a new lease to secure their future accommodation.  
This property is available to purchase by owner occupiers, the tenants must be given 60 days notice to vacate after the acceptance of an offer.

Buyers please note the following -  
The peaceful enjoyment of the property for the tenants must be respected.  
Please do not approach the property without the agent being present.  
Viewing times WILL ONLY BE AT THE PUBLICIZED TIMES.  
There will be no exceptions to the above, please do not ask as refusal may offend.

Ellenbrook registers high on the radar of so many local & interstate buyers because of the local area amenity & generous returns achieved by home owners & investors.

Don't like strata fees? PERFECT, BECAUSE THERE ARE NO STRATA FEES TO PAY HERE!

This modern property is located in an UBER CONVENIENT LOCATION, on a friendly street & is surrounded by quality neighbours who obviously take great pride in their homes & gardens.

The heart of this home is the air conditioned open plan kitchen/dining/casual living area.  
Designed for a modern lifestyle, you can prep meals on the generous size island bench while chatting with family & friends.  
Kitchen features include stainless steel appliances, a gas cook top & walk in pantry.  
The lounge area is big enough for the whole family, the dining space fits a large table.

The master bedroom has its own ensuite bathroom with wc & a walk in wardrobe.

Bedrooms two, three & four all have built in storage.

The main bathroom has a separate shower & super deep bath tub.

The newly renovated laundry & second toilet are sure to impress, both have been tiled floor to ceiling.

The generous, low maintenance back yard is fenced & secure & is a perfect place for your children or furry friend to run around.

The great size under the main roof alfresco is perfect for year round entertaining.

Secure parking is available in the double lock up garage with automatic roller door for security & convenience.

Buyers please note that I already have interested parties from my buyers database registered to view this property. Register your interest NOW!!!

THE ELLENBROOK REAL ESTATE MARKET IS ON FIRE & IS SHOWING NO SIGNS OF SLOWING DOWN ANY TIME SOON!

THIS PROPERTY, IN THIS LOCATION, AT THIS PRICE WILL NOT LAST!!

DO NOT DELAY YOUR INSPECTION OF THIS EXCITING OPPORTUNITY TO CALL 108 ELMRIDGE PARKWAY YOUR NEW HOME!!!

2023 Annual Rates

Shire rates \$2112

Water rates \$1093

Strata fees \$0!

Extra features include-

- + Ducted evaporative air conditioner
- + Reverse cycle split system air conditioner
- + New timber laminate flooring to the traffic & living areas

Reasons why Elmridge Parkay is a great place to call home -

- + Malvern Springs Primary School is across the road
- + Moments away from all of the retail & lifestyle options available within the Ellenbrook Central Precinct
- + Multiple options nearby for schooling & day care facilities
- + The nearest bus stop on Bancroft Drive is just around the corner
- + The new Ellenbrook Train Station will have you in Perth in 30 minutes which effectively halves the current travel time via Public Transport
- + Located on the door step of the world renowned Swan Valley

Call 92799807 for your hassle free, no obligation appraisal of your property

"YOU'LL BE GLAD YOU CALLED BRAD"