

**114 Larrawa Cir, Ellenbrook, WA, 6069**

**House For Sale**

Sunday, 3 November 2024



114 Larrawa Cir, Ellenbrook, WA, 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Elizabeth Good



Marcus Good

## Family home in a great location

Built Approx. 2003 - Total Living Approx. 147m<sup>2</sup> - Land Size Approx. 420m<sup>2</sup>

This thoughtfully designed home embodies the perfect balance of shared and private spaces. You'll find four generous bedrooms, each boasting brand new carpeting for that fresh, luxurious feel. Two well-appointed bathrooms serve the whole family with ease, while the formal lounge creates the perfect setting for entertaining or quiet relaxation. A versatile activity room provides additional living space, ideal for children's play, a home office, or media room. The kitchen serves as the heart of the home, where 600mm appliances meet functionality, perfect for preparing family meals or entertaining guests.

Located in the family-friendly suburb of Coolamon, this home places you close to schools, shopping centres, and community amenities.

### Features Include

Fresh new carpet in all bedrooms

Formal lounge

Master bedroom with walk in robe, ensuite and split system air conditioning unit

Further 3 bedrooms all with built in robes

Activity room

Kitchen with 600mm appliances, ample cupboards and preparation surface

Family bathroom

Laundry room with built in linen cupboard and separate toilet

High ceiling in main living and dining area

2 split system air conditioning units

Double carport

Low maintenance backyard with garden shed Approx. 3x3

Reticulation front and rear of property

Walking distance to Holy Cross College, Coolamon Early Learning and public transport

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