

# 3 Newington Pass, Ellenbrook, WA 6069

Initiative

## House For Sale

Wednesday, 8 January 2025

3 Newington Pass, Ellenbrook, WA 6069

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 480 m2

Type: House



Shabash Khan  
0470601908



Raman Deol  
0861544700

## When everything matters...

Proudly presented by Shabash Khan and Raman Deol, this exceptional 4-bedroom, 2-bathroom family home with a double garage offers an unparalleled lifestyle in the sought-after suburb of Ellenbrook. Nestled on a spacious block with breathtaking views of the Perth Hills, this property perfectly balances style, comfort, and practicality, making it the ultimate family retreat. Step inside to discover a home that has been meticulously upgraded and thoughtfully designed. The master bedroom boasts a walk-in wardrobe and private en-suite, creating a tranquil sanctuary for relaxation. Three additional generously sized bedrooms, all with built-in robes, provide ample space for family or guests. A formal living/theatre room with dimmer lighting offers the perfect space for cozy movie nights, while the open-plan living, dining, and kitchen area serves as the heart of the home. The kitchen featuring a stunning stacked stone island bench and a dishwasher. The outdoor areas are truly spectacular. At the rear, a luxurious paved patio and entertainment zone overlook a sparkling 7x3m heated saltwater pool with a mesmerizing waterfall feature. Surrounded by quality glass fencing and a sun terrace, this space is perfect for hosting gatherings or enjoying peaceful moments with family. The backyard also includes a separate fenced lawn area with artificial turf, providing a safe play space for children or pets, while the alfresco dining area seamlessly extends from the main living space for effortless indoor-outdoor living. Set on a generous 480sqm block with 138sqm of internal living space, this home perfectly balances spaciousness and functionality. Despite its compact footprint, it effortlessly accommodates four bedrooms, two bathrooms, a luxurious outdoor entertainment area, and even a dedicated theatre room. The theatre room is a standout feature, providing the ideal private space for movie enthusiasts to relax and enjoy cinematic experiences without leaving the comfort of home. Whether hosting family gatherings or enjoying quiet moments, this property maximizes every inch of its thoughtful design. Every detail of this home has been carefully considered. Recent upgrades include a complete external and internal repaint, new LED light fittings in all rooms, and floor re-grouting in the main living areas for a fresh and modern feel. The front garden has been professionally landscaped, featuring new artificial lawn, fencing, and "Little Ruby" shrub hedging that frames the entrance beautifully. A brand-new hot water boiler and pool heat pump have also been installed for added convenience and efficiency. This property combines stunning design with practical features such as air conditioning, tinted front windows, security screen doors, and rear access from the garage with an additional roller door. With its breathtaking views, high-end finishes, and family-friendly layout, this home offers a rare opportunity to live in style and comfort in one of Ellenbrook's most desirable locations. Premium Features Include: • Heated 7x3m saltwater pool with waterfall feature and sun terrace. • Stylish open-plan kitchen with stacked stone island bench and a dishwasher. • Recently landscaped front garden with artificial lawn and modern shrub hedging. • Rear garage access with additional roller door for convenience. • Air conditioning, security screens, and tinted windows for comfort and safety. What's Nearby: • Schools, parks, and playgrounds within walking distance. • Short drive to Ellenbrook Shopping Centre and local eateries. • Easy access to public transport and major roads. • Minutes away from the Swan Valley, with wineries, cafes, and attractions. This home is designed to make the most of every space while offering premium features for an exceptional living experience. Don't miss out on this incredible property. Contact Shabash Khan on 0470 601 908 or Raman Deol on 0450 281 313 today to arrange your private viewing and make this dream home yours. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent inquiries.