

**64 Ellinwood Loop, Meadow Springs, WA, 6210**

*Elders*

**House For Sale**

Saturday, 16 November 2024

64 Ellinwood Loop, Meadow Springs, WA, 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## QUALITY AND SPACIOUS HOME WITH A LOW MAINTENANCE DESIGN

Positioned on a 476sqm\* block just a few steps from the much-loved Quarry Adventure Park, this 4 bedroom, 2 bathroom family home is currently tenanted until March 2025 at \$590 p/week, making this an ideal opportunity for the keen investor seeking a quality residence in a central and convenient setting. The large open plan living and dining area is overlooked by the modern kitchen, with direct access to the alfresco and minimal maintenance gardens, with a dedicated theatre room, home office and activity space all included across the generous 207sqm\* interior, while the master suite is oversized by design and the three minor bedrooms all queen sized ensuring them ideal for the children or guests. The back garden is fully fenced and a blend of paving and synthetic lawn for ease of upkeep, with your double garage set to the front for secure parking of the vehicles, with a lawned yard with soaring tree providing both shade and street appeal.

Features of the home include:

- Modern kitchen with Essastone tops that include a freestanding island bench, ideal for gathering around, with an in-built stainless-steel oven, gas cooktop and rangehood, plus a walk-in pantry, ample cabinetry and a fridge and dishwasher recess
- Spacious open plan family hub, tiled throughout with more than enough room for both living and dining space, with sweeping natural light and sliding door access to the alfresco for ease of entertaining or total relaxation
- Theatre room or formal lounge to the front of the home, with soft carpet underfoot, a large window for natural lighting and plenty of room for the family
- Dedicated study or home office, with carpeted flooring
- Carpeted activity space between the minor bedrooms, with a flexibility in its use as a playroom additional living or teenagers retreat, with a viewing window to the main living area beyond
- Generous king sized master suite, with carpeted flooring, natural lighting and a walk-in robe, with a fully equipped ensuite with an extended vanity with Essastone top, glass shower enclosure and private WC
- Three queen sized minor bedrooms, with double door built-in robes and carpet to the floor
- Central family bathroom with a shower unit, bath and Essastone topped vanity, with a private WC
- Sizeable laundry with open shelving and direct access to the side of the home
- Ducted reverse cycle air conditioning with zoning throughout
- Under roof alfresco, with paving to the floor that extends out to the garden for a range of entertainment uses
- Synthetic lawn to the backyard, with a border of crushed stone for absolute minimal maintenance living, and all fully fenced for peace of mind
- Lawned front yard with a shade tree and reticulation
- Double remote garage

Built in 2016 and situated in a premium position, you are walking distance from a range of parkland, including both an outdoor ping pong table and a variety of play equipment, with the popular golf course that meanders through the suburb just moments away. For the family you have a choice of schooling and childcare options, with the fully stocked shopping centre equally close by and equipped with a range of retail and dining facilities, while various road and public transport links allow straightforward access to the surrounding areas or further afield, whilst not forgetting the sensational beaches and coastline that sit just a quick hop further and offer recreational appeal to all.

Contact Katie Clark on 0431 816 597 today to arrange your viewing.

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due

diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.