



**SOLD**

## NEST OR INVEST!

Immaculately presented, light and bright 3brm x 2bth brick and iron family home nestled on a 300sqm easy-care block.

Built in 2021 and meticulously maintained, this stylish turn-key residence combines modern aesthetics and practicality, perfect for the first home buyer, downsizer or investor.

Conveniently located close to all amenities in Ellenbrook, The Vines, and Avey, including Brooklane and Ellenbrook Central shopping centres, picturesque parks, The Vines Resort Golf Course, medical & dental centres, Ellenbrook Sports Hub, restaurants and bars, Ellenbrook Speedway, schools, the forthcoming Ellenbrook Pool and Leisure Centre, excellent transport links, such as the newly constructed Ellenbrook train station, and the gateway to the stunning Swan Valley.

Be part of this thriving and established community today.

Features include:

- \* Built 2021
- \* 300sqm easy-care block
- \* 127sqm living
- \* Contemporary street appeal
- \* Immaculately presented
- \* Meticulously maintained
- \* 3 brm x 2 bth
- \* Portico entrance
- \* Generous hallway
- \* Spacious tiled open-plan living
- \* Carpets in bedrooms
- \* Family bathroom with bathtub & separate shower
- \* Separate W/C
- \* Generous ensuite
- \* WIR to main bedroom
- \* BIRS to 2nd & 3rd brms
- \* Ceiling fans
- \* Split system reverse cycle A/C
- \* Stylish neutral colour scheme thru/out
- \* White plantation shutters
- \* Vertical blinds

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$670,999**

**OPEN FOR INSPECTION:**  
**N/A**



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## 17 Grazier Way, Ellenbrook

This floor plan is not to scale.  
 Dimensions are approximate and therefore should only be used for illustrative purposes.

	175 m <sup>2</sup>
	3 Bed
	2 Bath
	2 Car

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.