

Sold



19 The Fairways, The Vines



## A Stunning Golf-Course Setting!

Backing on to the coveted 18th hole at "The Vines" Resort, this fantastic 3 bedroom 2 bathroom family home – with a study-come-fourth bedroom – also overlooks a splendid winter creek at the rear and has its own back gate to access the golf course with.

Sit out within the side courtyard or under the entertaining patio as you take in the sounds of the chirping birdlife, as well as witnessing the odd kangaroo bouncing by. This really is Mother Nature at her very finest.

Inside, a welcoming front lounge room precedes the beautifully-tiled open-plan family, dining and kitchen area, where most of your casual time will be spent. The latter has a gas bayonet and external access to the entertaining space, with the kitchen itself playing host to double sinks, a water-filter tap, a corner pantry, a 900mm-wide five-burner Technika gas cooktop/oven and a sleek white LG dishwasher.

The pick of the newly-carpeted bedrooms is a larger front master suite with a walk-in wardrobe, an electric security window roller shutter for peace of mind and a generous shower, toilet and vanity to its intimate ensuite bathroom. As far as parking goes, a pitched double-width front carport precedes the main remote-controlled double lock-up garage, with space for a fifth vehicle to park securely behind. This small-car or trailer bay can be accessed via a roller door of its own.

Tranquil convenience awaits you here, with the main entrance to The Vines Resort and golf course only minutes away from your front doorstep, along

4 2 4 411 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	141
<b>Land Area</b>	411 m <sup>2</sup>
<b>Floor Area</b>	278 m <sup>2</sup>

### Agent Details

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### Office Details

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**mortar+soul**  
REAL ESTATE

with the likes of gorgeous local parklands, Anne Hamersley Primary School and other excellent educational facilities, shopping centres, public transport, the Ellenbrook town centre and the multitude of wineries, breweries and restaurants gracing our picturesque Swan Valley. This is the escape to serenity you have always wanted!

Other features include, but are not limited to:

- New carpets – including to the study
- Separate bath and shower in the main family bathroom
- Practical laundry with a linen press, a separate 2nd toilet and external/side access
- Security-door entrance
- Ducted and zoned reverse-cycle air-conditioning
- Gas hot-water system
- Gas bottles to the property
- Low-maintenance gardens
- 411sqm (approx.) block
- Built in 2006 (approx.)

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