

5 Moodah Way Ellenbrook



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5 MOODAH WAY
ELLENBROOK

WELCOME

On behalf of my sellers and myself, welcome to our home open and sale of 5 Moodah Way Ellenbrook.

I will be conducting the home open in a non-intrusive way and let you as the buyer take your time to walk through the home to get a feel for what it is like to live here.

When you are ready, please come speak to me about any questions you may have around the home or sale process and I'll assist you as best I can.

If you are interested in the home and would like to discuss it further outside of the home open, please ensure you let me know so I make a point to reach out to you.



SALE DETAILS

Method of sale: Private Treaty

Offers from \$765,000

How to register: Speak with Darcy or text "your full name 5 Moodah Way" to 0431 009 495

ELLENBROOK

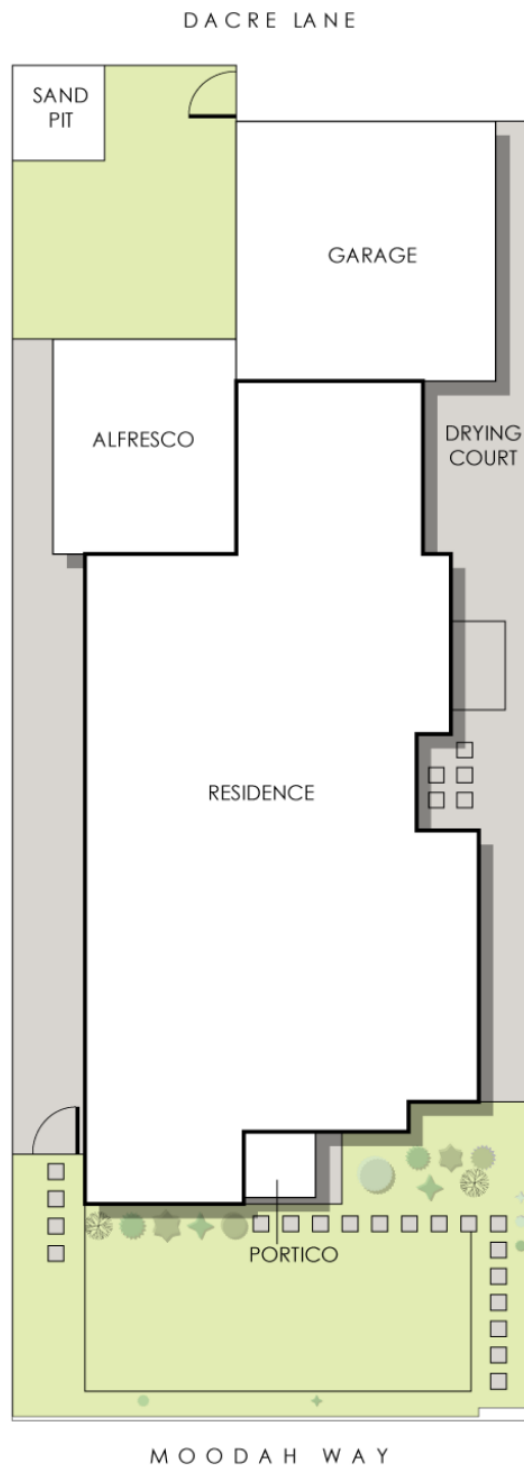
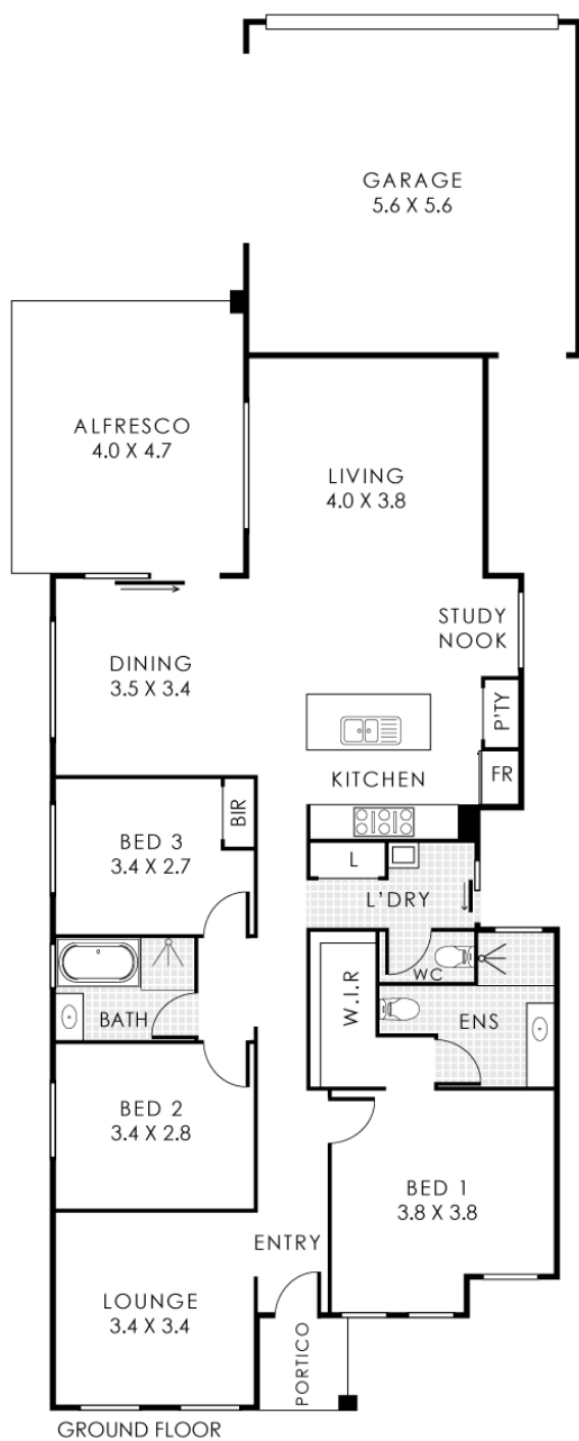
Offering the perfect balance of suburban convenience and natural beauty, Ellenbrook is a thriving community where open spaces, family-friendly living and everyday amenities come together. Surrounded by picturesque parklands, walking trails and native bushland, it's a suburb that encourages an active outdoor lifestyle while keeping everything you need close to home.

At the heart of the community is Ellenbrook Central, offering a great selection of shops, cafés, restaurants and essential services. Families are well catered for with a choice of local schools, sporting facilities, playgrounds and recreational spaces, while the nearby Ellenbrook train station provides a convenient connection to Perth's CBD and surrounding suburbs.

One of Ellenbrook's biggest drawcards is its proximity to the renowned Swan Valley. Just a short drive away, weekends can be spent exploring boutique wineries, breweries, local produce markets and some of Perth's favourite dining destinations. For those who prefer the outdoors, the surrounding nature reserves, lakes and scenic walking trails offer plenty of opportunities to slow down and enjoy the fresh air.

With its welcoming community atmosphere, established amenities and continued growth, Ellenbrook appeals to families, first home buyers and those seeking a little more space without sacrificing convenience. Combining the charm of a relaxed suburban lifestyle with easy access to the Swan Valley and greater Perth, Ellenbrook is a place where you can truly feel at home.





5 Moodah Way, Ellenbrook

Residence 123m² | Alfresco 19m² | Garage 31m² | Portico 2m²

Total Area 175m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Cribb Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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WHAT TO LOVE

A little more space, a little less hustle and a lifestyle that makes it easy to enjoy the best of both worlds.

Set amongst the family-friendly surrounds of Ellenbrook, this three-bedroom, two-bathroom home brings together comfortable living, a practical layout and a location that makes the most of everything on offer nearby. Whether you're starting out, growing your family or simply looking for somewhere to settle in, there's plenty to love here.

Inside, the open-plan living and dining area forms the heart of the home, with a well-appointed kitchen featuring stone benchtops and plenty of room for everyday living. A separate theatre room gives you that extra bit of flexibility, whether it's movie nights on the couch, a dedicated kids' retreat or somewhere to escape when everyone wants to watch something different.

Outside, the undercover alfresco provides the perfect spot for weekend BBQs, relaxed dinners or a morning coffee in the fresh air. Add in the convenience of a double lock-up carport with rear laneway access and you've got a home that's as practical as it is easy to enjoy.

And then there's the lifestyle. With beautiful parklands, walking trails and green open spaces nearby, getting outdoors is all part of the appeal. Morning walks, afternoon bike rides and weekends spent exploring the neighbourhood are right at your fingertips.

When you're ready to venture a little further, the Swan Valley is only a short drive away, bringing some of Perth's best wineries, breweries, restaurants and local produce to your weekends. Throw in the convenience of Ellenbrook's shopping, schools and everyday amenities and you've got the perfect balance of suburban comfort and lifestyle.

Easy to live in, easy to love and with plenty to enjoy beyond your front door, this is a home that makes everyday living feel that little bit better.

WHAT TO KNOW

- 378m2 Total land area
- 142m2 Build area
- Year of build 2015
- Council Rates: Approx. \$2,500 p/a
- Water Rates: Approx. \$1,137 p/a
- 3 bedrooms
- 2 bathrooms
- Separate theatre room
- Open plan living, kitchen & dining
- 900mm appliances
- Stone Kitchen benchtops
- Walk in robe to master bedroom
- Built in robes to both minor rooms
- Carpets to bedrooms and theatre
- Hybrid flooring throughout living areas



PURCHASING

PROCESS



STEP ONE

Confirm your interest with the agent. They will set a time with you to make your offer. They will ensure you get the required paperwork, this will include the Offer and Acceptance Contract and may also include the Strata Disclosure Statement if applicable.



STEP TWO

Once you have received all necessary paperwork, read through it all before your appointment with the agent. This will ensure you are fully comfortable with the contract and can discuss any questions with the agent.



STEP THREE

During your appointment with the agent, they will be able to discuss the terms and conditions of your offer based on your particular situation. These will include purchase price, settlement date, finance particulars and any other special conditions you wish to include.



STEP FOUR

Once you are satisfied with the terms and conditions of your offer, you will sign it and receive a copy. The agent will confirm when your offer is to be presented to the Seller.



STEP FIVE

If there is more than one offer on the property, the agent will confirm how these will be presented to the Seller and in what timeframe to ensure you are given every opportunity to purchase the property.

Recent Sales

	Address	Bed	Bath	Car	Total Size	Date	Price
1	7 Colony Way	4	2	2	375m2	20/10/26	\$750,000
2	15 Gibbney Way	3	2	2	460m2	17/09/26	\$770,000
3	8 Tickner Parade	3	2	2	439m2	21/08/26	\$815,000
4	10 Wilding Boulevard	4	2	2	390m2	19/08/26	\$800,000
5	7 Tickner Parade	3	2	2	441m2	08/08/26	\$815,000
6	378 Banrock Drive	3	2	2	360m2	30/07/26	\$745,000



Monday, October 26, 2026

To Whom it May Concern,

Rental Appraisal for: 5 Moodah Way Ellenbrook

This letter is to provide you with a rental appraisal for the above-mentioned property in Ellenbrook.

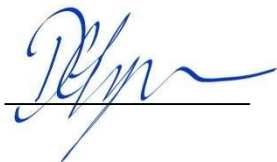
Due care has been taken to provide you with the most accurate estimate possible, based on our professional knowledge of the area, prevailing market conditions and recent letting of comparable properties in the area.

We would estimate the abovementioned property would rent for approximately \$725 - \$750 per week.

Although every care has been taken in arriving at this figure, we emphasise that it is an opinion only and should not be taken as a formal valuation.

Please do not hesitate to contact me if I can be of further assistance.

Kind Regards,



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Residential Sales Consultant

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