

Leased



31 Ollave Cct, Aveley



## SURROUNDED BY STUNNING WETLANDS

Tucked in an idyllic bush setting, surrounded by the Wistful Wetlands, this outstanding 4x2 family home is modern and spacious. Occupying an easy-care block, this property is brimming with features you'll love, and separate living zones to accommodate every family.

The central, open-plan living and dining area enjoys plenty of natural light, and the adjacent kitchen is complete with stainless steel appliances, including a dishwasher, a walk-in pantry and recesses for your fridge and microwave.

The double-sized minor bedrooms offer built-in robes, and the spacious master suite includes a contemporary ensuite. The separate theatre room will be popular with the kids and their friends for movie nights, gaming and other activities.

You'll appreciate the paved alfresco under the main roof, ready to host outdoor celebrations throughout the seasons. Low maintenance garden beds await your own personal touches.

This property is positioned in one of Aveley's very best locations, where you're enveloped in tranquil bushland while being conveniently close to Ellenbrook's ever-expanding infrastructure. Enjoy living minutes from local schools, Ellenbrook Central Shopping Centre, the future Ellenbrook Train

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**Price** LEASED BY XCEED  
**Property Type** Rental  
**Property ID** 27236

### Agent Details

Kristie-Lee Newnham - 08 9207 2088

### Office Details

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08 9207 2088

**XCEED**   
**REAL ESTATE**

Station and the spectacular Swan Valley.

**Features:**

4 bedrooms, 2 bathrooms  
2 internal living areas, including theatre  
Ceramic tiled floors throughout  
Carpets to the bedrooms and theatre  
Slimline Venetian blinds  
Split system air conditioning  
Paved alfresco under the main roof  
Easy-care 437sqm block  
156sqm internal living area  
Double lock-up garage with rear access

**A little about the location:**

1.4km to Ellenbrook Central Shopping Centre  
2.8km to Aveley Secondary College  
3.1km to Ellenbrook Christian College  
1.7km to Aveley Primary School  
730m to Aveley Dog Park  
7.9km to Whiteman Park

**HOW TO BOOK AN INSPECTION FOR THIS PROPERTY**

If you would like to book an inspection for this property, then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times. If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled Happy house-hunting!

**IMPORTANT INFORMATION:**

1. Every person attending a home open needs to register their details individually and separately - anyone over 18 not registered may be denied entry due to capacity and Covid Register compliance
2. If there is no home open time listed, register your interest and you will be alerted when a time is booked - please do not enquire requesting a viewing as you will not receive a response
3. Due to the sheer volume of enquiries, we receive in this market, we cannot accommodate private inspections so please ensure you or a representative for you attends the scheduled time booked
4. If you live outside of the Perth Metro area and physically cannot attend a viewing or have a representative attend for you, please email the leasing consultant direct to discuss.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*