

Sold



89 Edgecombe Pass, Aveley



## The Ultimate Resort-Style Retreat

Explore the range of delights on offer in this beautiful two-storey residence, with fantastic local amenities and spectacular scenery on your doorstep.

From the smart wired Daiken aircon to the sparkling saltwater pool, this impressive family home has been improved and enhanced to create the ultimate suburban dream. Beyond the double entrance, find a home office and a theatre room with a projector and screen - perfect for movie nights, gaming or other activities. Across the hall, the freshly-painted main bedroom is a tranquil retreat for busy adults and boasts a walk-through robe, ensuite and powder room.

Also downstairs, the well-appointed kitchen is fitted with a new Bosch pyrolytic oven, dishwasher and 5-burner gas cooktop, with a combined scullery/laundry adjacent. Upstairs, there are three double bedrooms with built-in wardrobes and ceiling fans, an elegant family bathroom and a separate powder room. The landing opens out to a balcony with views of the Perth Hills, perfect for watching the sunrise and sunsets.

You'll fall in love with the resort-style outdoor area, complete with a fully-fenced crystal-blue pool, thatched Balinese gazebo and daybed and easy-care, waterwise gardens. There are shade sails for sitting in comfort on the paved terrace, as well as a tiled alfresco area under the main roof. A substantial powered workshop and shed offer plenty of external storage, plus there's a paved area for scooters and skateboards or bigger toys and trailers.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27489

### Agent Details

Joe Da Mata - 0406 237 964  
Graeme Correy - 0419 902 309

### Office Details

Xceed Real Estate - Sales  
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WA, 6017 Australia  
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REAL ESTATE

The home is surrounded by lovely neighbours, local parks and a selection of schools. Shopping, Swan Valley wineries and attractions, and major roads are all on your doorstep, and the soon-to-be-completed Ellenbrook train station will add further value and convenience to this fantastic suburb.

To secure this exceptional family home, call Joe on 0406 237 964 or Graeme Corey on 0419 902 309.

#### Property Features:

- Luxury main bedroom with powder room, ensuite and walk-through robe
- Three double bedrooms plus a modern family bathroom
- Large living room
- Theatre room with projector and screen
- Smartwired ducted air conditioning
- Roller shutters and outdoor blinds
- Saltwater pool with Balinese gazebo & daybed
- Powered workshop and separate garden shed
- Waterwise gardens
- Oversized double garage with rear access and storeroom
- Balcony with views of Perth Hills
- 664sqm corner block
- Solar panels

#### Location Highlights:

- 190m to Amethyst Park
- 1.2km to ALDI Ellenbrook
- 2.5km to Edgecombe Brothers
- 800m to St Helena's Catholic Primary School
- 900m to Ellenbrook Primary School
- 1.1km to Swan Valley Anglican Primary School
- 1.3km to Great Beginnings Aveley Childcare Centre
- 2.1km to Ellenbrook Secondary College
- 3km to Ellenbrook Train Station (planned opening 2024)
- 5.7km to Tonkin Hwy
- 17km to Midland
- 20km to Perth Airport

*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.*