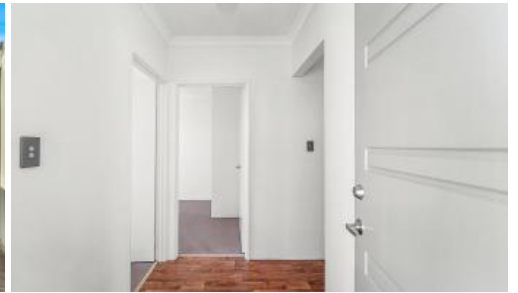


Sold



21 Minikin Dr, Aveley



## The Perfect Investment or Easy-Care Lock and Leave! - under offer - home open cancelled

Attention downsizers, and investors ( tenancy until 25/03/2024)! Here's the perfect opportunity to own a low-maintenance, affordable, convenient home in a vibrant community.

Built in 2015, on an easy-care 225sqm block with generous living space, this home boasts an attractive rendered brick and Hardie board elevation. The home's interior features a spacious main bedroom with a walk-in robe and private ensuite, and there are double mirrored robes in bedrooms 2 and 3. The contemporary family bathroom includes a bath, while the open plan living and dining area features hard-wearing laminate timber flooring and is cooled by a split system air conditioning unit. The modern kitchen boasts stone benchtops and stainless steel appliances, including an electric under-bench oven, canopy rangehood and gas cooktop.

The paved courtyard and easy-care front and rear gardens will make maintenance a breeze, and you'll appreciate the free-standing gazebo for entertaining in the warmer months. Located in a quiet cul-de-sac, metres away from Holdsworth Park, you'll find convenient shopping nearby at Ellenbrook Central, and children will receive a top-notch education with Aveley North Primary School and Aveley Secondary College just minutes away. Indulge in a round of golf or a delicious meal at The Vines Country Club, or take a scenic drive to the nearby Swan Valley region for wineries,

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28447

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

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08 9207 2088

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REAL ESTATE

distilleries and gourmet delicacies.

This gem offers the perfect blend of lifestyle and convenience, and with a fixed lease and reliable tenant in situ, it's a ready-made investment! Don't hesitate, make this property yours today! Call Joe Da Mata of Xceed Real Estate on 0406 237 964.

Features include:

3 bedrooms, 2 bathrooms

225sqm easy-care cottage block

Laminate timber flooring

Security screen to the front door

1 Main bedroom with ensuite and walk-in robe

Modern bathroom with separate WC

Vertical blinds throughout

Stainless steel electric under-bench oven and gas cooktop

Stone benchtops in the kitchen

Open-plan living and dining with split system A/C

North-facing living and entertaining areas

Free-standing gazebo in the rear courtyard

Double lock-up garage with rear laneway access

Low-maintenance paved courtyard

Fixed-term tenancy - \$410pw until March 2024

Location:

80m Minikin Park

240m Holdsworth Park

900m Woolworths - Aveley Shopping Centre

820m Aveley North Primary School

2.2km Ellenbrook Central Shopping Centre

1.2km Aveley Secondary College

3.2km Holy Cross College

880m Nido Early Learning Centre

16km Midland town centre

*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.*