

Sold



56 Avalanche Loop, Haynes



## UNDER OFFER/HOME OPEN CANCELLED

Located a leisurely stroll from Sienna Wood Explorer Park and Xavier Catholic School, this three-bedroom, two-bathroom home is perfect for small families. Built in 2019, this contemporary home also appeals to professionals, investors and downsizers seeking a low-maintenance property close to amenities and the Armadale town centre.

Set on an easy-care 313sqm block and with 138sqm of living space, you have two living areas, including spacious open-plan living and dining, plus a street-facing theatre room, which could also function as a home office for those needing a quiet space while working from home.

Designed for modern living, this home presents a lovely flow between the open-plan living area leading outside to alfresco dining. The stylish kitchen offers additional dining at the island bench, providing ample spots for your family and guests to mill around and relax. A private primary bedroom overlooks the fully-enclosed garden creating separation from the rest of the home and a connection to the outdoors.

In addition to the nearby Xavier Catholic School, families are well catered for, with Dale Christian School, Gwynne Park Primary School and Cecil Andrews College within easy reach. Haynes Shopping Centre, Armadale Central Shopping Centre and Armadale Fitness and Aquatic Centre are also nearby, plus you have the convenience of Armadale Train Station and town centre close by.

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<b>Price</b>	SOLD for \$507,000
<b>Property Type</b>	Residential
<b>Property ID</b>	29229
<b>Land Area</b>	313 m <sup>2</sup>
<b>Floor Area</b>	187 m <sup>2</sup>

### Agent Details

Gary Birkinshaw - 08 9207 2088

### Office Details

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08 9207 2088

**XCEED**   
REAL ESTATE

Since you're located in the foothills, the Perth Hills is a nature lover's paradise teeming with national parks, walking/cycling trails, and plenty of nearby eateries set in picturesque surroundings. In such a low-maintenance property, you'll have plenty of opportunities to enjoy these attractions.

Please don't hesitate to contact Simar Singh on 0433 767 296 to arrange a viewing today.

Features include:

Three bedrooms (with mirrored built-in robes), two bathrooms  
Open-plan living and dining  
Stylish kitchen with an island bench with seating, stone countertops, dual sinks, dishwasher, gas cooktop & 900mm oven  
Street-facing theatre room  
Paved and covered alfresco dining  
Fully enclosed low maintenance garden  
Primary bedroom with a walk-in robe and an ensuite  
Main bathroom includes a bathtub and a separate toilet  
Separate laundry with storage and external access  
Easy care tiles in the living areas  
Carpeted bedrooms  
Neutral décor suiting most furnishing  
Reverse-cycle air-conditioning  
Double lock up garage, with additional parking  
2019 brick and iron construction  
313sqm block, 138sqm living space  
Solar Panels 5kw Growatt Min 5000 TL-x with Jinko 370w mono panels x18  
Swann 6 camera 8 channel 1080p full HD DVR security system

Location (approx. distances):

120m Sienna Wood Explorer Park  
500m Xavier Catholic School  
1.5km Dale Christian School  
1.9km Gwynne Park Primary School  
1.9km Haynes Shopping Centre  
3.2km Cecil Andrews College  
3.3km Armadale Central Shopping Centre  
3.3km Armadale Train Station  
4.1km Armadale Fitness and Aquatic Centre

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\* Interested parties must be sure to undertake their independent enquiries.

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