

Sold



40 Lago Promenade, Aveley



## Contemporary Living on the Valley's Edge

Nestled on the doorstep of beautiful Swan Valley and surrounded by parklands, this perfectly maintained, modern family home blends ease of living with the great outdoors. Conveniently located, stroll along the grassy banks of the peaceful lake just metres from your front door, stop for a coffee at The Vale Town Centre Shopping Mall or pick the kids up from Aveley Primary School just moments away.

First home buyers or downsizers will love coming home to this three-bedroom, two-bathroom, move-in-ready property, brimming with added features. Throughout, bright white interiors, recessed LED lighting and evaporative and reverse cycle air conditioning join lifestyle extras such as north-facing solar panels (5KW), electric and manual roller shutters and an instantaneous hot water system.

Generously proportioned, the main bedroom boasts a ceiling fan, walk-in robes and ensuite with shower, vanity and WC, while good-sized bedrooms two and three enjoy access to their own bathroom with shower and bath. Busy family life is made that little bit easier thanks to the modern kitchen, boasting a 600mm gas stove top and 600mm electric oven, Dishlex dishwasher, rangehood, double sinks, and breakfast bar, all overlooking an open plan dining and living room with direct sliding door access out to the alfresco.

Additionally, you'll find a separate laundry with tub and bench space, secure

3 2 2 232 m<sup>2</sup>

**Price** SOLD for \$505,000  
**Property Type** Residential  
**Property ID** 29351  
**Land Area** 232 m<sup>2</sup>  
**Floor Area** 110 m<sup>2</sup>

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

screen doors and a double lock-up garage with rear gate access. Outside, entertaining will be a breeze in the fully paved covered alfresco, protected from the elements by a gabled roof with a ceiling fan, wind and sun covers - a super private outdoor space ideal for year-round BBQs. Pets will also be kept safe, thanks to an animal enclosure with a pet door, while the keen DIY member of the household can make the most of a garden shed with a built-in workbench and vice.

Out the front, find a sunny fenced terrace overlooking the quiet street and nearby, the picturesque and expansive lake and parklands, a fantastic place for the kids to play or walk the dogs when the day is done. When it comes to local amenities, families will love the fact that Aveley Primary School is a six-minute walk away, while the full-service Vale Town Centre Aveley Shopping Mall and eateries are a simple four-minute stroll. The multiple amenities of Ellenbrook, the naturescape of Whiteman Park, weekend favourites such as Upper Reach Winery, Olive Farm Wines and the beautiful Belvoir Amphitheatre are also your close neighbours.

Secure your foothold in the market now with this well-equipped, super-functional and convenient home, ideally located in the heart of a welcoming community. Contact Joe Da Mata on 0406 237 964 to secure it for yourself today.

Features include:

3 bedrooms, 2 bathrooms

Large, fully brick paved alfresco with ceiling fan

Evaporative reverse cycle air conditioning

5KW solar panels (north-facing)

Walk-in-robe and ensuite to main bedroom

600mm Gas stove top/electric oven

Dishlex dishwasher

Double kitchen sinks

Double fridge recess

Open-plan living/dining zone

Carpeted bedrooms

Tiled main traffic areas

Recessed LED lights throughout

Electric and manual blinds

Instantaneous hot water system

Double lock-up garage with rear gate access

Garden shed with workbench and vice

Fully brick-paved front terrace

Glass entry door with internal blind

Animal enclosure and pet door

Location (approx. distances):

Aveley Central Park 110m

The Vale Town Centre Mall (Aveley) 450m

Aveley Primary School 550m

Woolworths Aveley 2.1km

Swan Valley Anglican Community School 2.3km

St Helena's Catholic Primary School 2.7km

Ellenbrook Central (shops) 4.0km

The Vines Resort 5.9km

Swan Valley 11.7km

Perth Airport 19.5km

*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.*