

Sold



## LUXURIOUS FAMILY RETREAT!

A home that has 'family' written all over it, this is an incredible opportunity for those seeking a spacious, modern abode close to all amenities and right on the doorstep of the picturesque Swan Valley and nearby Ellenbrook. With a stunning street frontage, this home features three bedrooms, a study, two bathrooms and a living area, including a fully functional and private theatre room - the perfect family retreat that ticks all the boxes.

Striking distance to schools, shops, parks, wineries, breweries and restaurants, a growing family couldn't ask for more here in this incredible location. The heart of the home is the open-plan kitchen/dining/family room that opens out to the outdoor area, a light and bright, spacious family hub where everyone can come together around mealtimes. The dedicated theatre room makes family movie times all that more special, whilst also providing the kids another room to relax with friends away from the rest of the home.

Boasting freshly painted walls and tiles, this is a clean-lined, modern and restful home where all the hard work has been done for you. With contemporary quality fittings, ample storage space, and a lovely airy ambiance featuring throughout. From your main family room, step out onto a gorgeous, alfresco area with a timber roof and downlights, an ideal space for family meals, BBQ's or entertaining friends. Fill it with outdoor furniture and potted plants and you have a secluded family haven made for weekend relaxing.

3 2 2

**Price** SOLD for \$540,000

**Property Type** Residential

**Property ID** 30065

### 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**

Walk to your local café, lake with walking trails and dog park, cycle to schools and the nearby Vale Aveley Adventure Playground, and with easy access to shops, public transport and arterial roads, a convenient and comfortable lifestyle is guaranteed.

For expressions of interest, please contact Joe Da Mata from Xceed Real Estate, on [joe@xceedre.com.au](mailto:joe@xceedre.com.au) or 0406 237 964.

Water Rates - \$1,106.79 p/a  
Council Rates - \$2,200.00 app

Features include:

Stunning street-front appeal  
Three bedrooms plus study  
Main bedroom features sleek ensuite and walk-in shower, sliding door to the exterior  
Office with wall-to-wall windows and built in desk/shelving units  
Second bathroom features bath  
Open-plan kitchen/dining/living area with sliding door to outdoor wrap-around patio  
Contemporary, well-appointed kitchen with separate island bench  
Separate home theatre room  
Enclosed front and back, both with lawn  
Separate laundry with rear access  
Alfresco area with aggregate paving, decked ceiling and downlights  
Colour-bond fencing  
Ample storage, downlights  
Ducted air conditioning  
Tiled flooring and downlights  
Two car garage

The property is to be sold on an "as is, as inspected" basis with no warranties on behalf of the seller.

Location (approx. distances):

Miss Me Café 750m  
Aveley Dog Park 850m  
Aveley Primary School 900m  
Swan Valley Anglican Community School 1.2km  
Vale Aveley Adventure Playground 1.3km  
Aveley North Primary School 1.8km  
Edgecombe Brothers Winery 2.1km  
Aveley Shopping Centre 2.4km  
Aveley Secondary College 4.0km

*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.*