

Sold



398 Millhouse Road, Aveley



## Room to Grow in this 4x2 Family Home

Positioned atop an elevated 375sqm cottage block, this four-bedroom, two-bathroom home offers families the ultimate low-maintenance lifestyle.

The family-centric floorplan boasts multiple living areas, including a theatre room which the kids will love for gaming and Netflix streaming.

The classic white kitchen overlooks the spacious open-plan living and dining area, and features stainless steel appliances (including a dishwasher), a double pantry and sink and large fridge recess. Timber laminate flooring flows throughout the main living areas and minor bedrooms, with carpets to the master suite and theatre.

Timber Venetian blinds feature in the living areas and in the minor bedrooms, and both living spaces and the alfresco have ceiling fans. Your new home will be kept cool year-round with reverse-cycle split system air conditioning in the main living area and master bedroom.

The master bedroom suite includes a walk-in robe and ensuite with white tiling, a single vanity, a semi-frameless shower and a separate WC. The family bathroom offers the same specification, with the addition of a bathtub.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25265
<b>Land Area</b>	375 m2

### Agent Details

Kenny Poi - 0481 340 343

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
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REAL ESTATE

Entertain friends and family in your paved alfresco, under the main roof, and create the perfect easy-care garden for your family. A double lock-up garage has convenient rear laneway access via Meade Turn.

Walking distance to several local parks and minutes to great schools and central Ellenbrook, this lovely home enjoys convenient access to all the essential amenities. Investors will be pleased to note that the property currently attracts \$320 per week rental return, with a great tenant who would love to stay on (fixed term lease expires 24/8/2021).

Contact Graeme Correy of Xceed Real Estate on 0419 902 309 to register your interest in this family home today.

Features include:

- Four bedrooms, two bathrooms
- Elevated 375sqm cottage block
- 180sqm living area
- Multiple living areas, including theatre room
- Well-equipped kitchen with dishwasher
- Timber laminate flooring
- Alfresco under the main roof
- Double lock-up garage with laneway access
- Timber Venetian blinds
- Ceiling fans to living areas
- Reverse-cycle air conditioning in living and master bedroom
- Low maintenance cottage gardens

- 1.2km to Aveley North Primary School
- 1.6km to Aveley Secondary College
- 900m to Holy Cross Primary School
- 1.5km to St Helena's Catholic College
- 1.6km to Ellenbrook Secondary College
- 1.5km to Alta-1 College
- 250m to Wistful Wetlands
- 500m to Coolamon Oval
- 750m to Ellenbrook Skate Park
- 3.2km to Tonkin Highway
- 7.5km to Whiteman Park
- 12km to Midland
- 17km 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.*