

Sold

17 Grasmere Way, Aveley



## Idyllic Family Living in the Valley

Nestled on the cusp of the Swan Valley, this gorgeous four-bedroom, two-bathroom home offers the kind of low-maintenance lifestyle that allows you to truly indulge in this revered wine region.

Highlights include a theatre room, huge open-plan living and dining and a stunning gourmet kitchen with a vast stone breakfast bar, a picture window and rose gold tapware. The functional layout ensures the family wing, featuring three bedrooms, is tucked away from the primary suite – presenting plenty of separation and also the opportunity to come together and create memories as a family. You'll be thrilled with the spacious primary suite, large walk-in robe and ensuite with a free-standing bath.

This quality residence by Impressions the Home Builder was built in 2017 and has many high-end features, such as stone countertops throughout and plantation window shutters in the ensuite and theatre room. The high ceilings flood this home with natural light, including a pitched ceiling and an expansive window in the living room. Outside, alfresco dining will be a pleasure in your private courtyard with the paved patio with a high ceiling surrounded by easy-care lawns and plants.

Within 10 minutes, you could be at any of the dozens of cellar doors in the Swan Valley Region, not to mention the many breweries, distilleries, fresh

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**Price**  
**Property Type**  
**Property ID**

**SOLD**  
Residential  
28357

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

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produce outlets, galleries, outstanding restaurants and many tourist attractions, including the Vines Resort and Golf Course and Edgecombe Brothers Winery Café.

Closer to home, you have a range of schools to choose from, including Aveley Primary School and the Swan Valley Anglican Community School. Your daily shopping needs will be taken care of at the nearby Aveley Shopping Centre and the Ellenbrook Central Shopping Centre. One of the biggest drawcards of Aveley is the connection to nature found in the surrounding parks, lakes, playgrounds and walking trails.

You have nearby access to bus routes, West Swan Road, Gnangara Road and Tonkin Highway, and once the Ellenbrook Train Station opens in the coming months, you can be at the Perth Airport and CBD in less than 30 minutes.

Please don't hesitate to contact Joe da Mata on 0406 237 964 today to arrange a viewing today.

Property features:

- Four bedrooms (with built-in robes), two bathrooms
- Spacious open-plan living and dining flowing to alfresco dining
- Living room features a pitched ceiling and built-in cabinetry
- Gourmet kitchen with stone countertops, bench seating, rose gold tapware, dishwasher, 5-burner gas cooktop, microwave recess and pendant lighting
- Primary bedroom with a large walk-in robe and an ensuite with a free-standing bath, plantation window shutters, separate toilet and stone countertops
- Theatre room with window shutters
- Family wing with three bedrooms and a bathroom with a bath and stone countertops
- Laundry with storage and external access
- Dedicated dining area with pendant lighting
- Light and airy neutral decor
- High ceilings
- Ducted reverse-cycle air-conditioning
- Fully enclosed courtyard with paving, LED lighting and easy-care lawn and plants
- Double lock-up garage with additional parking and a shopper's entrance
- 2017 construction – built by Impressions the Home Builder

Location (approx. distances):

- 1.4km to Aveley Primary School
- 1.4km to Aveley Central Park

- 1.4km to Aveley North Primary School
- 1.7km to Aveley Shopping Centre
- 2km to the Swan Valley Anglican Community School
- 3.8km to Ellenbrook Central Shopping Centre
- 3.9km to the Vines Resort and Golf Course
- 6km to the Swan Valley

*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.*