







Contemporary Living on the Valley's Edge

3 2 2 232m2

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

Price	SOLD for $505,000
Property Type	Residential
Property ID	29351
Land Area	232 m2
Floor Area	110 m2

Agent Details

Joe Da Mata - 0406 237 964

Office Details

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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

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