







Plenty of Space and Surrounded by Nature

Bordered by national parks and the beautiful Swan Valley, this spacious home on a generous 639sqm block is a brilliant opportunity for those seeking room to move, the convenience of various schools just a few minutes drive away and a peaceful, family-friendly environment.

Step inside to find four bedrooms, two bathrooms, two living areas, and an entertainer's alfresco overlooking a large, fenced swimming pool, sure to be a hit with family and friends in the summer months. Set back from a grassy front verge on a quiet street, this brick-and-tile property offers a main bedroom with walk-in robes and ensuite, three additional, good-sized bedrooms and a second family-sized bathroom with a separate bath, shower, and WC.

Open plan and well laid out for a busy lifestyle, the kitchen - overlooking the casual dining space – features all the details that make everyday life that little easier, including a breakfast bar with double sinks, gas stove top, electric wall oven, rangehood and a floor-to-ceiling pantry. The adjacent living space has a clear view towards the sunny rear alfresco and lush green lawn area, while at the entry, the formal living room is an ideal place for special get-togethers or movie nights.

Additionally, solar panels, evaporative air conditioning and contemporary timber laminate flooring throughout the living areas ensure the interiors of this home offer that little bit more. The same could be said for the rear

4 2 2

Price	SOLD for $542,000
Property Type	Residential
Property ID	29406

Agent Details

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garden, where a paved and covered alfresco area ideal for barbecues, evening drinks, parties or simply relaxing after a busy day joins a sparkling swimming pool bordered by a grassy swathe of lawn, perfect for the kids to run around or bounce on the trampoline.

As this home is so close to parklands and encircled by the great outdoors, all the eye can see from the rear garden are tall trees. The neat garden atmosphere continues out the front, where a wide driveway leads to a two-car carport. There's also a side front gate leading to the rear, and direct internal access from the carport. Those thinking of an escape from the big smoke will love that this property feels like you're in the middle of nowhere, but you're still only minutes to St Helena's Catholic Primary and Aveley Primary Schools, eateries and shops of Aveley Central and Gnangara Road's access to Tonkin Highway. Kids will also love Sandown Park and lake a stroll from your front door, while the many wineries and leisure activities on offer in the nearby Swan Valley will be a weekend must-do.
Ideal for the first home buyer and/or the growing family, contact Kenny Poi now on 0481 340 343.
Features include:

4 bedrooms, 2 bathrooms
Swimming Pool
639sqm block
Two-car carport, extra driveway parking
Solar panels
Evaporative air conditioning
Large alfresco
Walk-in robes to main bedroom
Open plan kitchen with pantry, double sinks, gas stove top, breakfast bar
Two living areas
Security screens
Separate laundry
Garden shed

Location (approx. distances):

350m Sandown Park and lake
650m Various eateries, convenience store
650m Gnangara Road entrance
1.4km St Helena's Catholic Primary School
2.1km Aveley Primary School
2.1km IGA Ellenbrook
2.1km Ellenbrook Primary School
5.1km Tonkin Highway access
6.7km The Vines Resort and Golf Club
7.2km Belvoir Amphitheatre
8.0km Swan Valley wineries

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