



**31 Ollave Circuit, Aveley**



## Fantastic Value 4x2 Surrounded by Stunning Wetlands

Auction Location: Online Auction

Tucked in an idyllic bush setting, surrounded by the Wistful Wetlands, this outstanding 4x2 family home is modern and spacious.

Occupying an easy-care 437sqm block, this property is brimming with features you'll love, and separate living zones to accommodate a growing family. The welcoming elevation boasts limestone and rendered brick, with a light Colorbond roof - perfect for maintaining cool internal temperatures over the coming warmer months.

Neutral floor tiles, crisp white walls and slimline Venetians throughout provide a palette you can decorate with ease. The central, open-plan living and dining area enjoys plenty of natural light, and the adjacent kitchen is complete with stainless steel appliances, including a dishwasher, a walk-in pantry and recesses for your fridge and microwave.

The double-sized minor bedrooms offer built-in robes, and the spacious master suite includes a contemporary ensuite. The separate theatre room will be popular with the kids and their friends for movie nights, gaming and other activities.

You'll appreciate the paved alfresco under the main roof, ready to host outdoor celebrations throughout the seasons. Low maintenance garden beds

4 2 2

**Price** SOLD for \$556,000

**Property Type** Residential

**Property ID** 29460

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

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await your own personal touches.

This property is positioned in one of Aveley's very best locations, where you're enveloped in tranquil bushland while being conveniently close to Ellenbrook's ever-expanding infrastructure. Enjoy living minutes from local schools, Ellenbrook Central Shopping Centre, the future Ellenbrook Train Station and the spectacular Swan Valley.

Currently rented at \$540 per week with the lease expiring on 25 April 2024.  
Rent to increase to \$567 per week as of 12 December 2023.

Contact Adam Whitford of Xceed Real Estate on 0406 616 608 to register your interest in this fantastic home today.

Features:

- 4 bedrooms, 2 bathrooms
- 2 internal living areas, including theatre
- Ceramic tiled floors throughout
- Carpets to the bedrooms and theatre
- Slimline Venetian blinds
- Split system air conditioning
- Paved alfresco under the main roof
- Easy-care 437sqm block
- 156sqm internal living area
- Double lock-up garage with rear access

Location (approx.):

- 1.4km to Ellenbrook Central Shopping Centre
- 2.8km to Aveley Secondary College
- 3.1km to Ellenbrook Christian College
- 1.7km to Aveley Primary School
- 730m to Aveley Dog Park
- 7.9km to Whiteman Park

*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.*