

Sold



## Private Retreat at Swan Valley's Doorstep

This stunning three-bedroom, two-bathroom residence offers a low-maintenance lifestyle, perfect for those who cherish outdoor living. Featuring artificial turf in both front and rear yards, the property harmonizes with the neighborhood's aesthetic. The front garden is adorned with tastefully arranged river stones and established frangipanis, evoking a serene, vacation-like ambiance.

The bedrooms come with built-in wardrobes, and the master suite boasts a sparkling ensuite complete with a full-width mirror above twin basins. The main bathroom provides a spacious alternative to the ensuite, featuring a sleek bathtub separate from the shower.

Daily living is simplified with an elegant open-plan kitchen and dining area, equipped with a dual sink, dishwasher recess, under-bench oven, and 5-burner gas cooktop. The adjacent living room, enhanced with LED downlights, offers a cozy space visible from the kitchen—ideal for entertaining. At the rear, enjoy an alfresco area under the main roof, with access to a private gated space for estate residents.

Set on a 283sqm block in Avonlee Private Estate, this home is perfectly positioned to take advantage of Swan Valley's preserved bushland. Constable Street is surrounded by green spaces, including the picturesque Arpent Park. Residents can also walk or bike to the newly completed Ariella Adventure Park, featuring a dragonfly-inspired play structure and shaded

3 2 2 283 m2

<b>Price</b>	SOLD for \$665,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30819
<b>Land Area</b>	283 m2
<b>Floor Area</b>	121 m2

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

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



walking trails.

Since 2021, the suburb has been enhanced with a local shopping centre, offering suburban supermarket convenience and excellent coffee near Jungle Park. With ongoing improvements in Swan Valley experiences and produce, plus the upcoming MetroNet extension set to open in 2024, this property is a fantastic opportunity for first home buyers, downsizers, and young families seeking a relaxed lifestyle.

For more information, contact Joe Da Mata at 0406 237 964.

Property Features:

3 bedrooms, 2 bathrooms  
6.6 kw solar system with 16 Panels  
Rendered brick and tile façade with portico entrance  
Master bedroom with ensuite featuring twin basins  
Main bathroom with separate shower and bathtub  
Near new ducted reverse-cycle air conditioning  
Near new carpets in all bedrooms  
Open-plan kitchen and dining area  
Separate living room with rear access  
Undercover alfresco with gas point  
Laminate timber floorboards  
Artificial lawn to front and rear  
Double lock-up garage  
283sqm easy-care block  
Front security door  
Location Highlights:

750m to Ariella Adventure Park  
2.5km to Coles Whiteman Edge  
3.1km to Caversham Wildlife Park  
1km to Brabham Primary School  
1.4km to Brabham Early Learning Centre  
4.9km to Riverlands Montessori  
4.9km to Ellenbrook Secondary College  
5km to Ellenbrook Christian College  
7km to Reid Hwy  
17.4km to Perth Airport

Water rates: \$1,085.81

Council rates: \$2,188.44

Strata fees: \$362,25 p/q

*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.*