

Leased



11 Ayres Road, Stoneville



## FABULOUS FAMILY HOME IN CHARMING NEIGHBOURHOOD

Set in a picturesque Stoneville locale, this delightful 4-bedroom, 2-bathroom home offers an inviting blend of formal and informal living spaces, a family-friendly backyard, and convenient access to Mundaring Village's amenities, local schools, and sporting facilities.

From the moment you arrive, the sense of "home" is undeniable. This property exudes warmth, comfort, and practicality, with features designed for the modern family. The formal lounge and dining areas welcome you with natural light streaming through a large corner window, creating a bright and airy space. Reverse-cycle air conditioning and a gas bayonet ensure a cozy environment year-round. The heart of the home is the open-plan kitchen, meals, and family room, where a slow-combustion fire and additional air conditioning enhance the ambiance. This versatile area seamlessly flows out to a shaded verandah and an expansive outdoor entertaining zone, ideal for gatherings and relaxation.

The kitchen is thoughtfully designed for convenience, featuring a wall oven, 5-burner gas hob, dishwasher, pantry, and an appliance cupboard. Ample storage ensures functionality without compromising the sleek aesthetic.

The home's layout provides privacy and space for all. The main suite, located in its own wing, includes a walk-in robe, neutral carpeting, and an ensuite with a shower, vanity, and toilet. The three minor bedrooms, all bathed in natural light, are generously sized, with two offering built-in robes. A fully tiled family bathroom with a bath, shower, and vanity serves the minor bedrooms,

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<b>Price</b>	\$850 Per Week
<b>Property Type</b>	Rental
<b>Property ID</b>	31188

### Agent Details

Kristie-Lee Newnham - 08 9207 2088

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alongside a separate toilet and walk-through laundry for added practicality.

Situated on a sprawling 1800 sqm lot, the outdoor area is built for entertaining and adventure. A covered verandah runs along one side of the home, complemented by a gabled patio leading to the substantial powered workshop. This 8x12m workshop includes drive-in access via the gated two-car carport, making it ideal for projects, storage, or additional parking.

Located just minutes from Mundaring's shops and services, with easy access to local schools and public transport, this property offers a serene retreat without sacrificing convenience. Experience the perfect balance of calm and connection in this inviting Stoneville home.

OLD WALL IN BUILD A/C UNIT NEXT TO WOODFIRE HEATER IS  
EXCLUDED FROM THE LEASE AGREEMENT

**Pets:** Pets welcome

**Available:** 17/01/2025

**Lease term:** 12 months minimum

*Please include a cover letter in your application.*

#### **HOW TO BOOK AN INSPECTION FOR THIS PROPERTY:**

If you would like to book an inspection for this property, then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times. 2apply applications will be accepted once the property has been viewed.

Home open dates and times are subject to change so it is essential you register so that we can keep you informed.

If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled.

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