

Sold



8 Swithland Way, Aveley



## MODERN, QUALITY AVELY HOME - Under Offer

At just four years old, this contemporary three-bedroom, two-bathroom home in the heart of Aveley promises carefree, easy living where all the hard work has already been done for you! A beautifully crafted space where practical design meets the art of living well, this property offers a terrific family lifestyle, or an opportunity for any investor seeking a low-maintenance home in a convenient locale just footsteps from shops, parks, and schools.

Generous-sized rooms and lofty ceilings lend this home a wonderful sense of functional space with neutral tones and quality fitting throughout providing the very best of contemporary living. Immaculate hybrid floorboards grace the spacious open-plan family, dining and kitchen area – the functional hub of the home with floor-to-ceiling windows and sliding doors to the exterior capturing plenty of natural light. The large kitchen is a modern space, featuring a separate island bench, breakfast bar, ample storage with a walk-in pantry and quality stainless steel appliances, including a gas cooktop and a 900mm oven.

All bedrooms are a great size, the main with its own sleek ensuite and walk in robes while the two minor bedrooms feature built-in robes accommodated by a family bathroom with a bath. Outside, the exterior features paved areas that wrap around the home, making for a low-maintenance lifestyle while an undercover alfresco space caters to family dinners, BBQ's or simply a space to relax and unwind.

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**Price** SOLD for \$700,000

**Property Type** Residential

**Property ID** 31382

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

Xceed Real Estate - Sales  
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Split system air conditioning throughout the home ensures comfort in every season, while solar panels provide energy efficiency and a huge, extended garage accommodates three cars plus a motorbike, ensuring there is plenty of room for the whole family.

Less than a 10-minute stroll to Aveley Shopping Centre, a stone's throw from local parks, playgrounds and schools and with the new train line in place, this home couldn't be better positioned to enjoy unparalleled convenience. Bright, modern and just four years young, don't miss this opportunity to make this exceptional home your own.

For expressions of interest, please contact Joe Da Mata, Xceed Real Estate, on [joe@xceedre.com.au](mailto:joe@xceedre.com.au) or 0406 237 964.

Features include:

Year built: 2020

Three bedrooms, main bedroom with ensuite and walk in robes

Minor bedrooms with sliding, mirror built-in robes

Two bathrooms – ensuite plus family bathroom with bath

Open-plan kitchen/dining/living areas

Modern, well-appointed kitchen with separate island bench, walk-in pantry, quality appliances, 90mm oven, double sink

Paved undercover alfresco area with downlights

Paved area all around home with Colorbond fencing

Split system air-conditioning in main living area, main bedroom and minor bedroom

Solar panels - 18 panels with 5kw inverter.

Electric hot water system and gas stove

Combination of hybrid floorboards and plush carpet

Extended garage to accommodate 3 cars or a motorbike, storage area, plus extra parking on the driveway

Separate laundry with cupboards, linen press and exterior access

Reticulation and Camilleri termite system installed under the pavers

Location (approx. distances):

Aviary Creek Park Playground 230m

Aveley North Primary School 400m

Aveley Shopping Centre 500m

Holdsworth Park 2.1km

Aveley Primary School 1.4km

Vale Aveley Adventure Playground 1.8km

Swan Valley Anglican Community School 1.9km

Aveley Secondary College 2.1km

Ellenbrook Secondary College 3.3km

Ellenbrook Train Station 3.6km

Council rates: \$2000 per year (app)

Water Rates: \$1,131.06 per year (app)

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