

8 Swithland Way, Aveley







MODERN, QUALITY AVELY HOME - Under Offer

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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.

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
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

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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 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 panty, 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 Playground230m
Aveley North Primary School400m
Aveley Shopping Centre500m
Holdsworth Park 2.1km
Aveley Primary School1.4km
Vale Aveley Adventure Playground1.8km
Swan Valley Anglican Community School1.9km
Aveley Secondary College2.1km
Ellenbrook Secondary College3.3km
Ellenbrook Train Station3.6km

Council rates: $2000 per year (app)
Water Rates: $1,131.06 per year (app)

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