

Under Contract



36 Wistow Drive, Aveley



Modern Comfort, Effortless Living, Welcome to 36 Wistow Drive

Perfectly positioned in one of Aveley's most convenient and family-friendly locations, this beautifully presented home combines contemporary style with a practical design, offering the ideal low-maintenance lifestyle for first home buyers, downsizers, young families and savvy investors alike.

Built in 2017 this easy-care home has been thoughtfully designed to maximise space and natural light. At its heart is the stylish open-plan kitchen, living and dining area, creating a warm and welcoming space where family and friends can come together. Adding to its versatility is a separate theatre room, providing the perfect retreat for movie nights, watching the big game or simply relaxing away from the main living area.

Seamlessly flowing to the outdoor entertaining area, the home is equally suited to relaxed evenings or weekend gatherings. The well-appointed kitchen overlooks the main living zone, while generous bedrooms, modern bathrooms and quality finishes throughout ensure comfort and functionality for years to come. Outside, the low-maintenance gardens allow you to spend more time enjoying your home and less time maintaining it.

Location is another standout feature. Enjoy being just moments from Aveley North Primary School, Aveley Primary School, Aveley Secondary College and Swan Valley Anglican Community School, making the morning school run a breeze. Nearby parks, playgrounds and walking trails provide plenty of

3 2 2

Price From \$759,000
Property Type Residential
Property ID 33526

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

XCEED 
REAL ESTATE

opportunities to enjoy the outdoors, while Aveley Shopping Centre, Ellenbrook Central, cafés, restaurants, medical facilities and everyday conveniences are only minutes away. With easy access to Tonkin Highway and the Ellenbrook Train Line, commuting to Perth CBD and Perth Airport has never been easier.

Features You'll Love

- * Built in 2017
- * Separate theatre room
- * Spacious open-plan living and dining area
- * Modern kitchen overlooking the living space
- * Light-filled interiors with a neutral colour palette
- * Low-maintenance outdoor entertaining area
- * Contemporary bathrooms and quality finishes throughout
- * Ideal lock-and-leave lifestyle
- * Close to quality schools, parks, shopping and public transport

Whether you're searching for your first home, looking to downsize without compromise or seeking a quality investment in one of Perth's fastest-growing suburbs, 36 Wistow Drive presents an outstanding opportunity to secure a modern home in a location that continues to grow in popularity.

Contact Joe Da Mata today on 0406 237 964 or joe@xceedre.com.au to arrange your inspection and experience everything this fantastic home has to offer.

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.