

**14 Brammall Bend, Aveley, WA 6069**

**Sold House**

Monday, 14 August 2023

14 Brammall Bend, Aveley, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 648 m2**

**Type: House**



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## Contact agent

Polished. Warm. Peaceful.WOW.14 Brammall Bend, Aveley is your own slice of tropical paradise and I for one, am in love.Established tropical gardens and a well-proportioned, balanced front elevation greet you curb side. A statement entryway stands guard over double entry doors. You step into the beautiful, wide and polished foyer, half expecting someone to greet you with a complimentary cocktail. Alas, you'll have to make yourself one to enjoy poolside.Warm solid timber floors, white and cream hues and impeccable finishes provide a harmonious, peaceful and luxurious feel. This home embraces you and your loved ones, in the best of ways.At the very front sits a reception room and home office with views to the shady streetscape.The master suite has its very own landing inside double entry doors and takes advantage of the other large front-facing window with four neat winding panels and lush greenery outside. It's a sanctuary to itself and features a roomy walk-in-robe and spacious ensuite with dual sinks, framed-glass shower and separate toilet.A beautiful cinema sits opposite with a decorative ceiling, tiered flooring, projector and plush finishes. The entire front section of the home encompassing the master suite, reception area/study and cinema can be entirely shut off from the buzz of activity elsewhere.Arriving in the spacious open plan living area, your eyes take in the warmth offered by the timber flooring, the clean lines and harmonious hues, and the glimpses of the resort style pool and entertaining areas outside.The kitchen is sublime and seamless with granite benchtops and splashback, 900mm appliances, twin sinks, filtered drinking water, breakfast bar, discrete countertop bin chute, dishwasher and recesses for your appliances.The lounging component features a deep recessed wall niche with lighting for the entertainment unit, sideboard or artwork, with double sliding doors allowing the space to blend organically with the resort-style alfresco. The open plan living area is north-east facing and enjoys a bright, light-filled aspect.The paved alfresco with lined ceiling, fan, ambient and downlighting, sits under the main roof and provides the perfect sheltered spot to lounge in balmy evenings. The spa is nestled under a decked and thatched cabana, both keeping watch over the magnificent resort-style pool. Its expansive open shape combined with limestone paving, a stone waterfall feature, beautiful back-lighting with glass pool fencing - TRES MAGNIFIQUE!Other practical outdoor components include a large shed, double garage with opposing roller door access to the backyard, and hard landscaping including decked seating and planter boxes with established trees.The ancillary wing with long corridor is accessed via the open plan living area and contains the minor bedrooms, family bathroom, laundry and sliding storage. The 3 queen-sized minor bedrooms are fitted with double mirrored sliding robes, downlights and solid timber flooring. Two sets of double sliding robes have been placed in the passageway with copious amounts of space for linen and storage. The family bathroom features an immaculate framed-glassed shower, neutral tiles and bath. The laundry is a masterpiece with a long bench, windows overlooking the pool, exterior access including pet door, and a practical fave - the wall-mounted indoor clothesline!14 Brammall Bend, Aveley is a beautiful, spacious family home with a relaxed and luxurious feel. High ceilings, gorgeous solid timber floors, generous proportions, harmonious hues, a flowing floorplan and an incredible resort-style pool and spa - it blends all the best bits of a tropical holiday and offers it on a silver platter, daily. If a house is a building and home a feeling - this dreamboat is both. Come see for yourself, let this home embrace you this weekend.

RESIDENCE\* Balanced elevation with statement entryway\* Warm, polished foyer entry\* Study and reception area to front\* Cinema with tiered seating + projector\* Open plan living area with wide sliding doors to alfresco\* Kitchen with granite benchtop and splashback, breakfast bar, 900mm appliances, filtered water tap, dishwasher + countertop bin chute\* Master suite with double entry doors, landing, spacious WIR and ensuite + ceiling fan\* 3 queen-sized minor rooms with double mirrored sliding robes\* Family bathroom with bath\* Laundry with exterior access + inside clothesline\* Sliding robe storage to passageway\* Ducted reverse-cycle air conditioning\* Solar panels\* Solid timber floors to living areas + minor bedrooms; carpet to master + cinema

GROUNDS\* Incredible custom-built resort-style swimming pool with waterfall feature\* Spa with thatched cabana shelter\* Paved alfresco with ambient and downlighting + ceiling fan\* Established tropical gardens with limestone, decking and artificial turf\* Double garage with aggregate driveway and pedestrian access to backyard\* Large garden shed

LOCATION14 Brammall Bend is positioned on a quiet street off Edgecombe Pass in an established section of Aveley. Take your pick of parklands and greenspace - all the good ones are a stroll away. Close to amenities and schooling with easy access to major arterial roads and public transport links, this gorgeous family home is a well-connected urban oasis!250m to Wistful Wetlands250m to Aveley Dog + Central Parks900m to IGA Vale + cafe strip1.0km to Swan Valley Anglican1.2km to Woolworths Aveley2.0km to Ellenbrook Central

To arrange your private viewing, please call Annique Morley on 0432 354 912.

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interested parties should make their own independent enquiries.