

20 Delaney Road, Aveley, WA 6069

House For Sale

Wednesday, 29 May 2024



20 Delaney Road, Aveley, WA 6069

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 446 m2

Type: House



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Offers Above \$735,000

20 Delaney Road is an honest house. It's crisp, light and unpretentious. White, double entry doors with their matching security screen counterparts open into the foyer. Take a few steps on the grey porcelain tiles to the north and you will be greeted with the retreat. A cozy space to escape, a place for peaceful visual entertainment, a formal lounge or perhaps a place for the children and games; it's a flexible offering. To the west, a master suite awaits. It's airy and bright with windows affording views to the green streetscape. His-and-hers walk-in-robos and the addition of the ceiling fan ensure harmony. An ensuite with double sink vanity and large glass-screened shower complete the adult's sanctuary. The hallway from the foyer opens into a spacious, bright living, kitchen and meals area. Featuring a large stone topped breakfast island, the kitchen anchors the room. A dishwasher, 900mm appliances and rangehood come standard. A walk-in-pantry, fridge recess and shoppers' entry from the garage create practical ease. Pendant lights are fitted over both the island and dining areas and bring a sense of place. It's bright, open and honest. Clean lines and space awash you with a feeling of peace. Sliding doors to the alfresco can be accessed from the living area. Nestled under the main roof of the house with a lined ceiling and downlights, this space can be used year-round. The paved, minimalist backyard is a blank canvas; enjoy it as it is or transform it into your own outdoor oasis. Back inside to the sleeping quarters, 3 double sized bedrooms take care of the children and guests. The two back east-facing bedrooms have freshly tinted windows. One of these has been acquiesced for use as a study. The additional wet areas include the family bathroom with bath, and a laundry with exterior access, room for two machines and a separate toilet. A clothesline is located just outside the laundry door in the sunshine. Convenient. The property has recently been repainted throughout, both ceilings and walls. LED lighting lights up every room. Delaney Road feels reassuring somehow. It's uncomplicated, airy and well-maintained. There are no fussy details and distractions - life feels calm and collected. INSIDE:* Double entry doors* Master Bedroom with ensuite, his-and-hers WIR + ceiling fan* 3 Minor bedrooms with mirrored sliding robes and carpet (2 with window tinting)* Games/Activity/Retreat separate from main living area* Bright, spacious open plan living area with split system* Kitchen with stone benchtops, breakfast bar island + 900mm appliances + splashback tiles* Shoppers entry to kitchen with fridge recess and walk-in-pantry* Family bathroom with bath and glass waterfall shower* Bathrooms have been completely regouted and resealed* Laundry with separate toilet and external access* Porcelain tiles to living areas; new carpet to bedrooms and retreat* All walls and ceilings freshly painted OUTSIDE:* Front exterior freshly painted* Double garage* Very low-maintenance gardens* Paved alfresco under the main roof, lined ceiling with downlights* Clothesline to side of house close to laundry access LOCATION: 20 Delaney is nestled between Millhouse Road, Duvall Parkway and swathes of greenspace including Delaney Park; a 90 second stroll from your front door. The amenities of Aveley, The Vines Resort, Brookleigh Estate, Bells Rapids, Walyunga National Park, Belvoir Amphitheatre and, the plethora of breweries, wineries, and estates in the Swan Valley are on your doorstep. 100m to Delaney Park and bushland/greenspace 600m to Coolamon Oval 900m to Woolworths Millhouse Road (9 min walk) 1.1km to Hollingworth Park 1.3km to Aveley North Primary School 1.4km to Ellenbrook Sports Hub 1.5km to Aviary Creek Playground 1.7km to Ellenbrook Central 2.5km to Bunnings Ellenbrook 3.7km to Tonkin Highway 4.7km to The Vines Resort Contact Annique Morley on 0432 354 912 for your private viewing. Disclaimer: The information provided is for general purposes only and is based on information supplied by the Seller and may be subject to change. Therefore, no warranty or representation is made to its accuracy. Interested parties should make their own independent enquiries.