

**23 Devereux Crescent, Aveley, WA 6069**

THE AGENCY

**House For Sale**

Wednesday, 12 June 2024

23 Devereux Crescent, Aveley, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



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## Offers From \$819,000

Welcome to this stunning family home nestled in the heart of Aveley. Built in 2006 on a generous 700m<sup>2</sup> lot, this immaculate residence offers the perfect blend of comfort and convenience for modern living. Situated on Devereux Crescent, it boasts proximity to open parkland areas and the esteemed Swan Valley Anglican Community School, ensuring an idyllic lifestyle for the whole family.

**Key Features:**

- Spacious 4-bedroom, 2-bathroom layout with a dedicated study area.
- Inviting theatre room with recessed ceilings and downlights, perfect for family movie nights.
- Luxurious master bedroom with a walk-in robe and ensuite featuring his-and-her vanities.
- Open-plan living area with high ceilings and recessed walls, ideal for entertaining guests.
- Modern kitchen equipped with wooden benches, a dishwasher, double fridge recess with plumbing, and a 900mm electric oven.
- Activity room situated between queen-sized minor bedrooms, offering versatile space for children or teens.
- Walk in pantry and linen cupboards, as well as internal store room.
- Home water filtration system.
- Solar panel system for cost-saving and eco-friendly living.
- Ducted reverse-cycle air conditioning ensures year-round comfort.
- Auto security shutters and internal window shutters for enhanced security and peace of mind.
- Gabled patio area for alfresco dining and summer barbecues, overlooking a spacious backyard.
- Security mesh screen doors.
- Security alarm system.
- Reticulated lawns and gardens.

**Property Attributes:**

- Built: 2006
- Lot Size: 700m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 2
- Study: Yes
- Location: Devereux Crescent, Aveley
- Proximity: Short walk to parkland areas; Less than 600 meters to Swan Valley Anglican Community School
- Amenities: Close to recreational facilities and shopping precincts

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.