

24 Arcane Avenue, Aveley, WA 6069

Sold House

Tuesday, 14 November 2023

BARGOTI
REAL — ESTATE

24 Arcane Avenue, Aveley, WA 6069

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



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Contact agent

UNDER OFFER BY MANISH BARGOTI MANISH BARGOTI! FROM "BARGOTI REAL ESTATE" PROUDLY PRESENTING, 24 ARCANE AVENUE AVELEY WA 6069. Call Manish on 045 11 999 47 for private inspections. What a great pleasure it is to bring this beautiful house to the market which has been maintained in a perfect near new condition by its current owner. This house will instantly make you feel at home. Current owner has left no stone unturned in making this house a perfect oasis of peaceful and positive energy and a relaxing abode. This stunning property is perfectly positioned on the quiet street of Arcane Ave. You have fantastic amenities on your doorstep including Aveley Primary School and Lot Six Zero Eatery & Espresso Bar. A 9 minutes' drive to Tonkin Highway, which will take you to almost anywhere in Perth and the highly anticipated METRONET Morley-Ellenbrook Line once complete will be a game changer with the Ellenbrook station less than 5 kms away. Make the most of the surrounding wineries and food options in the Swan Valley, restaurants, parks, and reserves! You must come and see to believe the true value on offer. What a great time to move in to or invest (rent appraisal \$700 per week) in this fantastic community. The house features ever popular recess ceilings in both the hallway and theatre, providing a wonderful feeling of exclusivity and displaying the high level of workmanship. With a fantastic design and superb finishes this home will appeal to the most discerning of buyers. The outside is as gorgeous as the inside. The beautiful front elevation of the home gives an early indication of the gorgeous property that lies within. You are welcomed into the home through an extra wide door entry showcasing a feature wall and can immediately feel the quality and warmth of the home with the quality flooring, setting the tone for what follows. In the first wing of the property is the opulent Master Suite big enough to have a parent's retreat, option to have a study nook and a huge top quality ensuite bathroom. The sumptuous bathroom features an extra-large shower, vanity, and a separate toilet, for daily convenience. A large walk-in wardrobe completes this space perfectly. You are then led to the huge home theatre with a double door entry offering great place to escape and watch your favourite movies and sports. The intelligent design provides space for the whole family to enjoy. In the second wing you will see an open plan living and dining space that flows through to the amazing kitchen. All these areas have a great connection and vistas to the beautiful outside space. Imagine cooking for family and friends in the fabulous gourmet kitchen which is an entertainer's dream. Kitchen features high quality stone benchtops, lots of cupboard and bench space, separate doored pantry, a big size 5-burner gas stove, stainless steel appliances, rangehood, double fridge space and a built-in kitchen towel rail. In the third wing of the property are three large sized minor bedrooms all with built in wardrobes. The family bathroom features a bathtub, shower, and vanity. The laundry is impressive with a large sliding 3 door wardrobe, stone benchtop and provides access to the backyard. The extra-large garage provides secure shoppers entry into the house and access to backyard through a secure roller door. There is enough space to have a work bench set up. You will be impressed with the high ceiling in garage giving you the perfect opportunity to park your huge 4-WD, feel free to take measurements just to be sure. Features of this amazing home are: • 4 bedrooms • 2 bathrooms • Separate theatre • Garage with high ceiling • High quality carpets in bedrooms and theatre • Shed in the backyard • Ducted Reverse Cycle Air Conditioning • Fenced frontyard • Extremely low maintenance backyard • Solar panels • Solar hot water system • Solar battery installed Places Nearby (approximate as per google maps): • Aveley Primary School - 350 m • Swan Vally Anglican Community School - 1.1 km • Aveley North Primary School - 1.5 km • St Helena's Catholic Primary School - 2 km • Holy Cross College - 4.1 km • Vale Aveley Adventure Playground - 450 m • IGA Vale - 900 m • Aveley Shopping Centre - 1.8 km • Swan Valley - 2.1 km • Edgecombe Brothers Winery - 2.1 km • Tonkin Hwy - 6.5 km • Upcoming Ellenbrook Train Station - 4.6 km. Other details: • Block size: 450 sqm approx. • Floor Area: 200 sqm approx. • Year Built: 2013 approx. Give Manish Bargoti a call on 0451 199 947 or email manish@bargotirealestate.com.au for further information.* Virtual furniture has been used in some photos ***IMPORTANT! PLEASE REGISTER TO ATTEND INSPECTIONS***** Please click BOOK INSPECTION and enter your details! Alternatively, click 'Contact Agent' and we will respond with inspection times. By registering we can keep you informed of any changes to your inspection times. Disclaimer: The particulars and photographs shown are for general information purposes only and is based on information provided by the Seller and may be subject to change at any time without notice. All distances are estimations obtained from Google Maps. However, we do not guarantee or warrant the accuracy and completeness of the information provided, all information supplied by the seller and the seller's agent is provided in good faith and interested parties should place no reliance on it and should make their own independent enquiries. Kindly confirm the school catchment zones. Photos are for reference only. The particulars in the advertisement are not intended to form a part of the contract. Inspection is

recommended as we do not guarantee the accuracy and condition of the property as shown in the photos.