

# 25 Avila Way, Alexander Heights, WA 6064

## House For Sale

Thursday, 9 May 2024



25 Avila Way, Alexander Heights, WA 6064

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 691 m2

Type: House



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## From \$599,000

This well-presented 3 bedroom 1 bathroom brick-and-tile home is as solid as they come and will charm you with its dual living zones and generous outdoor space – as well as its walking-distance proximity to Alinjarra Primary School and lush local parklands around the corner. Perfect for a young family seeking entry into a wonderful established suburb, this delightful residence boasts a huge open-plan front lounge and dining room that is reserved for special occasions and is warmed in winter by toasty Masport wood-burner fireplace heater. The spacious casual open-plan family and meals area is newly carpeted – just like the bedrooms – and has its own split-system air-conditioning unit for climate control. A tiled kitchen sits adjacent to the latter and features a step-in pantry, double sinks and separate Simpson electric-cooktop and oven appliances. The obvious pick of the bedrooms is the larger front master suite with a ceiling fan, a lovely bay window, full-height triple-sliding-door built-in wardrobes and semi-ensuite access into a fully-tiled modern bathroom with a shower, separate bathtub, vanity and under-bench storage. A terrific rear patio and pergola area off the family room encourages covered entertaining and is complemented by a splendid backyard-lawn setting, benefitting from gorgeous tree-lined views. Complete with three-phase power, the lock-up rear workshop shed is every tradesperson's dream and has roller-door access to either side, ensuring maximum functionality. Add some extra personal touches to this fantastic abode and watch it prosper even further, at the same time taking full advantage of being nestled very close to bus stops, wonderful medical, community and sporting facilities, The Heights Bar & Bistro, Alexander Heights Shopping Centre, restaurants and even Marangaroo Golf Course. The likes of Kingsway Christian College, the magnificent Kingsway Regional Sporting Complex, Kingsway Indoor Stadium and more shopping at Kingsway City are also within a very handy radius, for good measure. "Convenient" is definitely the word! Other features include, but are not limited to: 2nd and 3rd bedrooms with built-in double robes Practical laundry with a full-height double linen press, a separate toilet and external access to a second side patio area Ducted-evaporative air-conditioning NBN internet connectivity Outdoor power points Security doors and screens Gas hot-water system Reticulation Two (2) garden sheds Remote-controlled single lock-up carport – with drive-through access to the side patio, for a second vehicle to park securely in tandem Side access Large 691sqm (approx.) block Built in 1987 (approx.)