

**3 Durleigh Road, Aveley, WA 6069**

**Sold House**

Thursday, 22 February 2024



3 Durleigh Road, Aveley, WA 6069

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 352 m2**

**Type: House**



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**\$675,000**

Perfectly located on a quiet street with views across parkland and native bush where the sound of nature is almost tangible. It really is a corner of serenity which is complimented by immaculate, yet easy care reticulated gardens. The neutral colour palette and stunning wood effect tiled floors set the scene for the light filled living areas where wide glass sliding doors allow the first glimpse of the impressive alfresco. The kitchen has a wonderful array of cupboard space, and the quality theme is continued with Westinghouse appliances including a 900mm electric oven, five ring gas hot plate with range hood above, integrated Fisher and Paykel drawer dishwasher and double fridge recess that is plumbed for water. A low feature window and large corner window in the living areas add a feeling of space and this is certainly a place where family and friends will gather. Overlooking the front garden and park beyond is the carpeted theatre room complete with projector, screen and ceiling speakers for the complete cinematic experience. The master suite boasts a walk-in wardrobe with bespoke fittings and a contemporary ensuite with vanity, a hobless shower with both rainhead and flexible showers and w.c. In a separate wing are two large bedrooms with built-in wardrobes that share the family bathroom with bath, vanity, shower and separate w.c. The laundry does not miss out on style or function with beautiful cabinetry, herringbone tiling and external glass sliding doors to the drying area. Stepping outside, the entertainment area is delightful with aggregate concrete, downlights, ceiling fan and a fabulous outside kitchen featuring Matador BBQ plumbed into natural gas, bar fridge, Keg Fridge, sink with hot and cold running water and feature tiled wall. It is big enough to host even the largest of gatherings in comfort. The lawned area has purpose-built seating ideal for a firepit and a cubby house to please the younger members of the family. Just look at some of the many features:

- Immaculate presentation
- Security screens to front and rear
- High ceilings to living
- Ducted air conditioning
- Oversized double garage with convenient door to rear
- Outside kitchen complete with bar fridge, Keg fridge, plumbed Matador BBQ
- Garden shed
- Reticulated gardens
- Views to the front and private garden to the rear.

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