

3 Noctis Way, Aveley, WA 6069

Sold House

Monday, 14 August 2023

3 Noctis Way, Aveley, WA 6069

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Annique Morley
0892496888

\$550,000

* PRIVATE VIEWINGS BY APPOINTMENT - CONTACT AGENT FOR ADDRESS - 0432 354 912 *This sweet treasure of a home is a gentle stroll away from established parklands, amenities, public transport and quality schooling. A fresh and neutral colour palette, two living areas, an abundance of interior storage, and tidy natural gardens make this home perfect for small families or couples, professionals or downsizers. The cute elevation has been enhanced with neat natural lawn, hedging and paving, and the welcoming foyer entry rests on the other side of a statement portico. The very front of the home, a formal living area with full-height windows and views to the streetscape. Depending upon requirements, this would make an excellent study, reception and activity area, or theatre. A central corridor runs through the mid-section of the home and provides access to the bedrooms, family wet-areas and garage, before opening into a light-filled open plan living area. The generous master suite features a sizable walk-in-robe, split system air-conditioner, and ensuite with framed-glass shower and separate toilet. The two minor bedrooms feature sliding robes, and the immaculate family bathroom features a bath. The laundry has been fitted with sliding robe storage and has exterior access. The open plan living area is positioned towards the rear of the home with sliding stacker doors opening out into the paved alfresco. Repeating colour choices and large windows make this space feel bright and calm. Facing outwards with views over the lounge, dining and backyard, the kitchen is a modern delight with stone benchtops, breakfast bar seating, large pantry, 900mm appliances with additional recesses, and ample storage. The backyard has a north-facing aspect with the paved alfresco sheltered under the main roof of the home. Simple and effective, the yard has tidy natural turf, neat paving, limestone retaining and colourbond fencing. Put up your festoon lights - this yard is perfect for gathering loved ones in balmy summer evenings, or the trampoline, sandpit and jungle gym for those with smaller babes. Other features of this home include the double garage with rear pedestrian access, evaporative ducted air-conditioning with the addition of two reverse-cycle split system units, and continuous paving around the home. So neat and so neutral, this home is the perfect canvas for your next chapter. Contact Annique Morley for your private viewing today!

INSIDE* Welcoming foyer entry* Front formal living area* Open plan living with sliding stacker doors to alfresco* Kitchen with stone benchtop, breakfast bar, 900mm appliances + appliance recesses* Generous master suite with WIR, split system + ensuite with separate toilet* 2 minor bedrooms with sliding robes* Family bathroom with bath* Laundry with sliding robe storage + exterior access* Evaporative ducted air-conditioning with reverse-cycle split system units

OUTSIDE* Double garage with pedestrian rear access* Paved alfresco under the main roof* Gardens include tidy natural turf, hedging + paving

LOCATION This immaculate, modern home is positioned a stroll from beautiful, established parklands, shopping amenities, public transport and quality schooling. It's perfect for small families, professionals or downsizers. Please contact Annique Morley on 0432 354 912 for further details. 110m to Aveley North Primary 210m to Woolworths Aveley 270m to Holdsworth Park 800m to Aviary Creek Playground 2.0km to Ellenbrook Central Shopping Centre

To arrange your private viewing, please call Annique Morley on 0432 354 912. Disclaimer: The information provided is for general information 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, and interested parties should make their own independent enquiries.