

**31 Ligado Avenue, Aveley, WA 6069**

**House For Sale**

Thursday, 11 April 2024



31 Ligado Avenue, Aveley, WA 6069

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 320 m2**

**Type: House**



Shane Penny  
0892978111



Mike Holland  
0892978111

**From \$579,000**

\*\*\* There is no need to register your attendance for the open home, please just attend \*\*\*Due to the current market conditions and consequently huge volume of private inspection request we receive, to try and accommodate everyone would be impossible. Sunday's open home will be the first opportunity to view the home and we look forward to seeing you then. A real top shelf down sizer or first home for someone to buy. Location is ideal for shops and local parks / schools, 2 living areas, low maintenance in nature, decent sized alfresco and the home itself has been maintained to a very high standard. The front of the home has the master bedroom which has great natural light, a walk in robe and ensuite bathroom. The front living area is at the front of the home as well making it ideal as a parents retreat. The minor bedrooms would both fit double beds and have easy access to the main bathroom and separate toilet. The main living is a great size and comes with a superbly appointed kitchen and plenty of room for dining and sitting. The alfresco is nice and private and offers a great spot to entertain or just relax. There is room for the pets to have a run, answer the call of nature or kids to burn off some energy. For more information on the Aveley area copy and paste the below link into any browser.....[https://en.wikipedia.org/wiki/Aveley,\\_Western\\_Australia](https://en.wikipedia.org/wiki/Aveley,_Western_Australia) Features Include:- Double car rear loading garage with secure access to home - Master bedroom with walk in robe and ensuite bathroom featuring shower, single vanity and toilet - Modern wood look flooring to the main living areas. Carpet to all bedrooms.- Main living area with ample room for living and dining - Stunning kitchen with heaps of stone bench top and cupboard space, double door fridge recess, 900 mm appliances and plus bonus walk in pantry - Minor bedrooms 2 and 3 are a good size with built-in robe space - Main bathroom is nice and neutral with shower, single vanity and bath.- Separate main toilet- Laundry conveniently located next to the kitchen with storage - Low maintenance alfresco including decked area - Split system reverse cycle air conditioning Disclaimer: The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. 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.