

**35 Wexcombe Way, Aveley, WA 6069**

**Sold House**

Friday, 25 August 2023



35 Wexcombe Way, Aveley, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 703 m2**

**Type: House**



**MICHAEL HOLLAND**  
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**\$745,000**

This is the perfect opportunity for those families wanting a large home on a corner block that could allow side access and a large backyard that could accommodate a large workshop or pool. This super size family home has just undergone a facelift & offers 3 large living areas, new carpets throughout, new neutral paint throughout, new LED lighting, tiling has fresh grout, massive bedrooms a host of extra's including reverse cycle ducted air conditioning, Solar & Bore. Situated very close to Gnangara Road, Aveley Primary and the local shops which houses an IGA, gym, medical centres and local cafe's. Its very quiet and peaceful with a park just down the street should you need a bit more room to kick a footy around. The Aveley lakes and dog park are also a short walk whilst The Aveley shopping precinct, Ellenbrook Central, Bunnings, Spud Shed, Aldi, Spotlight but to name a few stores are all short drives. The Tonkin Highway entrance is a short drive away which offers easy access to Perth Airport and Perth CBD plus the Ellenbrook Train Station due to arrive and be operational in 2024 will also be a short drive. Homes like this one due to their size, location and block size offer an array of lifestyle options and tend not to last long on market - early viewing will be essential to secure this stunning home.

Features Include- A1 Location in a private estate-703sqm corner block- Floor 227sqm Under Roof 294.96- Celebrations Built Home- Bore, Reticulation front and rear- Solar Panels 12 panels 3.00kw- Shed, Front Security Door- Gas Hot Water, Bath Spa in Main Bedroom.- Roller Shutters at rear bedrooms- Front Security Mesh Door- Reverse Cycle Air conditioning- Tiled throughout Entry and main Living Areas with fresh grout- Brand new carpets to all bedrooms and Theatre/Lounge- Alfresco- Double Garage, shoppers Entrance to Kitchen- Walking Distance to Parks and Play Ground- Walking Distance to Public and Private School- Walking Distance to Shopping and Cafes- Walking Distance to Public Transport and Medical facilities

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.