

# 40 Avana Loop, Caversham, WA 6055



## Sold House

Friday, 3 November 2023

40 Avana Loop, Caversham, WA 6055

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 2214 m2

Type: House



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**\$1,855,000**

Exuding unequivocal luxury, rarely seen in the Swan Valley 'Avana' sets a new standard for resort-style living! Extravagance and sophistication blend seamlessly with thoughtful design and high-end finishes, nestled on a spacious 2214 m<sup>2</sup> block of exquisitely maintained grounds, this premium custom-built sensational residence offers an unparalleled living experience. Rarely does a property offer such a complete package for effortless enjoyment. Outstanding quality and attention to detail, you'll never build the same again for this price, this is truly an opportunity not to be missed - Enquire today for complete list of features plus extra inclusions and register your inspection! - 2214m<sup>2</sup> block, Side access 3 mtrs wide with electric gate- Approx. Total Build 436m<sup>2</sup>, Living Area 305m<sup>2</sup>, Built 2016- Ample parking, Shed with 100m<sup>2</sup> of workshop space, 4t 2 post lift- 48m<sup>2</sup> Lean To for additional storage of caravan and boat- Family solar heated pool, and separate jacuzzi- Three patio areas all with electric Ziptrak outdoor blinds - Gym, She Cave and Outdoor kitchen with built in infresco stainless steel BBQ, bar fridge and stone benchtops- Firepit Area - Kids playground that sits on white sand, complete with shade sails-The ultimate cinematic entertainment in the home theatre room. Equipped with acoustic black curtains, Yamaha speakers and amp, an Optima projector, and a 350cm screen included- Function Room, built in entertainment unit, complete with custom built bar includes bar and wine fridges- Exquisite main living and kitchen area show cases the double glass fireplace, and the large picture windows featuring fabulous views to the function room and entertaining areas- Show kitchen with Survey to function room with high-end appointments, leads into a very impressive scullery includes dishwasher, 900mm oven and stove tops, plumbed double fridge freezer, stone benchtops- Study with custom-made cabinetry- Luxury Master suite with vast dressing room, private oasis with free standing bath- Bedroom 4 boasts a semi-ensuite to the family bathroom, complete with a double shower, stone benchtop, and another freestanding bath- Powder room- Large laundry and pool shower room- High ceiling with shadow line cornice, Electric S wave sheer curtains, designer pendants, plantation shutters, built in custom made entertaining units, data cabling- Lawn area with auto reticulation- 5.2kw Solar Panel System, Bosh Security System- 24KW Daikin Reverse Cycle Ducted Aircon - E Zone remotely controlled- 3 garages with high ceilings for 4W Drives- Close to Reid Highway, Swan Valley Wineries and 2 minute drive to Caversham Shopping Village

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