

# 40 Hollingworth Drive, Aveley, WA 6069



## House For Sale

Wednesday, 12 June 2024

40 Hollingworth Drive, Aveley, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 377 m2**

**Type: House**



Carolyn May  
0892081999

**From \$739,000**

You won't want to miss this one, it's a stunner of a property with so much wow factor. Built in 2021, this 'As New' home with high specifications has been meticulously maintained and beautifully located across the road from views over Hollingworth Park trees and lake. Close to schools, shops, medical, cafes, parks and within easy access to arterial roads and the future Metronet Ellenbrook Train Station due to open 2024

**FANTASTIC FEATURES** - Light filled entrance hallway- Kingsize master bedroom complete with park views offers walk in robe and ceiling fan - Master en suite bathroom includes large double shower, inset tiled niche, stone bench tops with double raised vanities and enclosed toilet- Separate theatre room ready for you to add your wall speakers, sound system and tv to make it your ideal theatre experience- Open plan family room, dining and kitchen with so much natural light from the large windows while overlooking the park- Stunning galley kitchen with all that you would want and expect. Complete with stone bench tops, stainless steel appliances, 900mm oven, gas cooktop and rangehood, dishwasher, fridge/freezer recess including plumbing for ice and water. - Butlers pantry with bench top, ideal for appliances to be stored and used plus the added bonus of a very large walk in pantry to top it all off creating so much storage space- Childrens wing comprises of three queen size bedrooms all with mirrored double door built in robes and ceiling fans- Family bathroom is spacious and offers the luxury of a free standing bath, stone bench top and raised vanity plus shower with feature inset tiled niche- Laundry continues with the high standard completed throughout offering stone bench top, inset sink, cupboards, and double sliding door linen cupboard- High clearance double remote control garage and internal access- Alfresco entertaining area with views over trees of Hollingworth Park and Lakes

**OTHER FEATURES INCLUDE**- High 30c ceilings throughout- Split system reverse cycle air conditioning to living area, master bedroom and bedroom 2- Ceiling fans to all bedrooms and living area- 27c high clearance garage - perfect for the higher vehicles- Security cameras- Security screens to front door and sliding door to alfresco- Instantaneous hot water system- Enclosed cat run- Easy maintenance lawns and garden- Frontage with fence and gate- NBN Block size 377m<sup>2</sup>Living 179.34m<sup>2</sup>Total 233.83m<sup>2</sup>Ph Carolyn May on 0438073488 to view!