

**44 Avon Crescent, Viveash, WA 6056**



**House For Sale**

Thursday, 14 March 2024

44 Avon Crescent, Viveash, WA 6056

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1001 m2**

**Type: House**



Natalie Arnold

0423945159

## SET DATE SALE | 27th March

Sold by SET DATE SALE with absolutely ALL offers being presented on 27th March at 4pm. The Seller reserves the right to sell prior to this date.\*\* Contact Nat for buyer price guide\*\*What we love...Overlooking untouched bushland and the Swan River plains this home has been carefully curated to fully encapsulate that Swan Valley Lifestyle.Sitting on an exquisitely elevated 1000sqm block and with an open plan that will open your heart, this family home stands strong and proud and is for sale for the first time since it was built providing you a very niche lifestyle opportunity.Secure yourself an immaculate family home for all your family needs or multi-generational needs and absolutely nothing to do.What to know..FEATURESINSIDEApprox 1001sqm of landLarge double garageDouble door entry with designer hallwaySeparate study with built in cabinetry and NBN connectedLarge carpeted master suite with walk in robe and ensuite bathroomEnsuite bathroom with shower and separate toiletLarge windows with outlook to the pool and beyondSeparate formal loungeMassive open plan living with separate diningLarge, well-appointed kitchen overlooking informal loungeFree standing Ilve Gas hot plate and electric oven, Asko dishwasher, pantry, Corian benchtopSeparate theatre/activity with sliding door access out to pool and alfrescoLarge second, third and fourth bedrooms – all with robes and carpetedLaundry with commercial gas clothes dryer, fixed ironing boardStore roomStunning alfresco under main roof that flows out to pool areaDucted evaporated aircon, Ducted gas heatingBatt insulationSolid Messmate wood flooring throughoutValet ducted vacuum throughoutOUTSIDE3 phase bore with auto retic and wash down points front and back8 metre Leisure pool with solar heating, blade fountain, spa jets, new pool coverLandscaped garden beds and low maintenance gardenAfrican theme thatch gazeboDISTANCES AND LOCAL AMENITIESLa Salle College750 metresSt Brigid's Primary2.0 klmWoodbridge Primary3.2 klmGovernor Stirling High3.4 klm. Walk 2.4 through Woodbridge ParkGuildford Grammar4.0 klm.Walk 3.7""Swan Christian College4.2 klmCentrepont Shops2.4 klmMidland Gate Shops2.8 klmRight on the end of the stunning Swan Valley with all its famous wineries, food, music and communityMinutes to the Guildford historic village centre with its myriad of restaurants and coffee shopsQuick access to the Reid Highway and all other major transport routesRight on the banks of the Swan River with endless amounts of bush walk options.RATES:Council Rates:Approx. \$2630.00 per annumWater Rates:Approx. \$1220 per annumWho to talk to...Do get in touch with Natalie Arnold – 0423945159 for a viewing or private inspection.Always happy to help where I can