

6 Buttermere Grange, Aveley, WA 6069

House For Sale

Tuesday, 11 June 2024

BARGOTI
REAL — ESTATE

6 Buttermere Grange, Aveley, WA 6069

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Manish Bargoti
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From \$735,000

MANISH BARGOTI! FROM "BARGOTI REAL ESTATE" PROUDLY PRESENTING 6 BUTTERMERE GRANGE, AVELEY. What a great pleasure it is to bring this beautiful house to the market which has been maintained in a perfect condition by its current owner. This house will instantly make you feel at home. Current owner has left no stone unturned in making this house a perfect oasis of peaceful and positive energy and a relaxing abode. This stunning property is perfectly positioned on the quiet street of Buttermere Grange. Be instantly impressed when you step inside this VERY WELL-PRESENTED HOME. Boasting an extremely functional floor plan, stunning kitchen, delightful outdoor area, loads of features, a low maintenance lifestyle & located within close proximity to schools, day cares, shopping centre, transport and right on the doorstep of Swan Valley, you will need to be quick to become the NEXT LUCKY OWNER OF THIS ONE! This house shouts LOCATION, CONVENIENCE & COMFORT. Upon entering the home, you are greeted by an inviting open plan living overlooking the sheltered alfresco. With ducted air conditioning this is your ideal place to relax on the couch with a movie. The adjacent dining area provides seamless access to the kitchen, perfect for hosting family gatherings. The impressive master bedroom is spacious with a built in walk-in robe and an adjacent ensuite with a toilet, double sink vanity and a large size glass framed shower area. The other three bedrooms are generous size, bedroom 2 & 3 share the family bathroom with a bathtub. Bedroom 4 gives direct access to the backyard and living area. Making your way further along the home you open out to the open plan kitchen/ dining/ family area with an adjacent entertaining backyard, which is a perfect extension of the living area. The large and modern kitchen comes with big size benchtops, a breakfast island bench, room for the fridge, double sink, oven and gas cooktop overlooking the backyard with glass splashback, scullery/walk in pantry along with ample under bench storage, stainless steel appliances. Adding to its beauty is the amount of natural light that flows into the kitchen making it bright and elegant. The laundry is spacious with good storage options and gives you access to the backyard. The double car lock up garage provides you with high ceiling giving option to park your 4x4 SUV comfortably. Also, there is a secure shopper's entry from the garage into the house. You will enjoy several nearby amenities including Aveley Primary school, Aveley North Primary School, Turkich Parade Oval, Aveley Central Park & Dog Park, Great Beginings Day Care, The Vale Town Centre comprising IGA, Pharmacy, Gym, Cellarbrations, Food outlets like Aveley Pizza & Kebab House, Mecca Gourmet, Vale Fish & Chips etc. The location is ideal being close to Aveley Shopping Centre, the highly anticipated METRONET "Ellenbrook Train Station", Bus routes 338 from Hancock Avenue, less than 5-minute drive to the iconic Swan Valley where you can make the most of the surrounding wineries and food options, restaurants, parks & reserves and just 8 minutes to Tonkin Highway. Features:- Open-plan kitchen/living for communal spaces- Stylishly designed bathrooms- Generously sized bedrooms- LED downlights for a contemporary touch- Ducted Air conditioning for extra comfort- Double lock up garage for convenient & secure parking- Inviting alfresco for outdoor entertaining- Prime location near local schools, day-care, parks, and Ellenbrook Train Station etc- Separate secondary W/C for everyday convenience- Great size laundry with access to the backyard- Low maintenance and beautifully presented backyard- Solar installed- CCTV cameras installed Places Nearby (approximate as per google maps): Aveley Primary School - 900 m Swan Vally Anglican Community School - 1.8 km Aveley North Primary School - 1.1 km St Helena's Catholic Primary School - 2.6 km Holy Cross College - 3.2 km Vale Aveley Adventure Playground - 900 m IGA Vale - 1.5 km Aveley Shopping Centre - 1.3 km Swan Valley - 3 km Edgecombe Brothers Winery - 2.6 km Tonkin Hwy - 7 km Upcoming Ellenbrook Train Station - 4.2 km Additional Information: - Block size: 373 sqm approx.- Floor Area: 229.75 sqm approx. (house, garage, alfresco & portico).- Year Built: 2018 approx.- Council rates: \$2,228.44 p.a (approximate & subject to change).- Water & Sewerage service charges: \$1,153.56 p.a (approximate & subject to change). There are many benefits of living in Aveley whether educational, recreation, shopping, ideal for someone who wants to live close to nature and in a peaceful environment while not too far from the Perth City. Aveley is the place to make HOME. Does this property tick your boxes? Call Manish Bargoti today on 0451 199 947 to arrange an inspection or alternatively email at "manish@bargotirealestate.com.au" to arrange your viewing. ***IMPORTANT! PLEASE REGISTER TO ATTEND INSPECTIONS***** For inspection times please click BOOK INSPECTION, enter your details and we will respond instantly! Alternatively, click 'Contact Agent' and we will respond with inspection times. By registering we can keep you informed of any changes to your inspection, so please register today as SCHEDULED INSPECTION TIMES ARE SUBJECT TO CHANGE. Disclaimer: The particulars and photographs shown are for general information purposes only and is based on information provided by the Seller and may be subject to change at any time without notice. Information provided is for general understanding only and to help you assess whether you need more detailed information. All distances are estimations obtained from Google Maps. However, we do not

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