

6 Luxhay Parkway, Aveley, WA 6069

Initiative

House For Sale

Tuesday, 12 December 2023

6 Luxhay Parkway, Aveley, WA 6069

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 227 m2

Type: House



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Expression of Interest

Set on an elevated block, 6 Luxhay Parklands Aveley offers a picturesque overlook of the Aveley parklands. This modern and stylish 3-bedroom, 2-bathroom residence boasts a contemporary design, ensuring a low-maintenance lifestyle, ideal for those seeking a lock-and-leave-style home. Currently generating \$500 per week in rental income until March 2024 with a reliable tenant in place, this residence is a sound investment. Whether you're a first-time homebuyer, downsizing, or looking for an investment opportunity, this property has a lot to offer. The open plan living area seamlessly accommodates both a TV zone and a dining space, perfect for entertaining or unwinding with family. Step outside to the alfresco area with a touch of lawn for pets, complemented by a louvered adjustable roof, so you can be comfortable all year and season around. The heart of this home lies in the well-appointed kitchen featuring 900mm appliances, stone benchtops, and a built-in pantry. Tastefully neutral bathrooms and a generously sized master bedroom with a walk-in robe and ensuite add to the allure. The minor bedrooms feature ample built-in robe space, providing convenient storage. Timber-look flooring graces the main living areas, adding warmth and sophistication. Additional features include security screens at the front door, a laundry with storage and bench space, and a split system air conditioning in the main living area. Features you will love:

- Elevated block with natural bushland views
- Modern kitchen with 900mm appliances and stone benchtop
- Master bedroom with walk-in robe and ensuite
- Minor bedrooms with built-in robes
- Low maintenance alfresco with adjustable louvered roof
- Oversized rear-loading garage with drive-through access
- Proximity to Aveley shopping precinct, parks, schools, and transport
- Easy access to Tonkin Highway for a quick commute to Perth CBD and Airport.

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