

**6 Marden Grange, Aveley, WA 6069**

**House For Sale**

Wednesday, 12 June 2024



6 Marden Grange, Aveley, WA 6069

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 371 m2**

**Type: House**



Shane Penny  
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Mike Holland  
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**From \$639,000**

Living Space 157m<sup>2</sup> / Block Size 371m<sup>2</sup> / Build Year 2009  
3 bedroom homes do not come much better than this, offering 3 great sized bedrooms, 2 living spaces, great sized kitchen with enough alfresco and garden to either entertain or the kids and pets to burn off some energy. Raised from street level, the front of the home is where master bedroom and second living space / theatre room are situated. The master bedroom is a great size and comes with a very generous sized walk-in robe as well as its own ensuite bathroom. The main living comes next and is an expansive space with a lovely kitchen offering lots of bench and cupboard space, double door built in pantry, fridge recess, island bench complete with dishwasher and 600mm oven and 900mm. gas burners and range hood. The minor bedrooms would both accommodate double beds and come with built in robe space. The main bathroom is once again on the larger side and there is a separate main toilet. The double car garage is to the rear offering secure access into the home. There is a very neat and tidy alfresco which is nice and private, being a corner block there are no neighbours on that side of the home. For more information on the Aveley area copy and paste the below link into any

browser.....[https://en.wikipedia.org/wiki/Aveley,\\_Western\\_Australia](https://en.wikipedia.org/wiki/Aveley,_Western_Australia)  
Features Include:- Double car rear loading garage with secure access to home.- Master bedroom with generous walk-in robe and ensuite bathroom featuring shower, single vanity and toilet - Carpet to all bedrooms and low maintenance tiling through the main living areas - Main living area with ample room for living / dining and full length windows offering fantastic natural light - Large kitchen with ample bench top and cupboard space, fridge recess, 600mm oven and 900mm gas burners and range hood, great sized pantry and dishwasher- Minor bedrooms 2 and 3 are a very good size, easily accommodating double beds with built-in robe space - Main bathroom is nice and neutral with shower, single vanity and bath.- Separate main toilet- Laundry conveniently located near to the kitchen with additional storage and access to the side of the home- Low maintenance alfresco , very private due to a corner block and no neighbours being on that side of the block- Evap ducted air conditioning - Solar Electric Disclaimer: The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.To make an offer please fill out our expression of Interest from by copying and pasting the below link into any browser or scan the QR code provided in the pictures:<https://form.jotform.com/241071572118854>