

6 Tolj Loop, Aveley, WA 6069

Sold House

Friday, 8 September 2023

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Bedrooms: 5

Bathrooms: 5

Parkings: 14

Area: 748 m2

Type: House



Annique Morley
0892496888

\$960,000

6 Tolj Loop, Aveley takes the whole cake. There's not a better-appointed property for multi-generational living than this one. The main residence features FOUR generous bedrooms, FOUR bathrooms, a beautiful open plan living area that provides seamless entertaining with stacker doors opening to the alfresco, plus top range security, 3-phase power and whole-house water filtration, plus a wood heater and ducted air-conditioning with split systems to every room. THEN you have the GRANNY FLAT - a one bedroom, one bathroom delight with extra high ceilings and direct access to the pool. AND THEN you have the grounds - a swimming pool, triple car garage, drive-through side access, shed, reticulated native gardens, water storage and window shutters. 6 Tolj Loop steals the show! Double doors welcome you inside the main residence with a foyer providing a moment or two to orientate yourself; the wide hallway providing anticipatory views for what lies ahead. Positioned at the very front; a home office with security centre on your right with the master suite placed opposite. The generous king-sized master has room for armchairs and mounted visual entertainment with a considerable walk-in-robe and ensuite featuring dual sinks, a large framed-glass shower and separate toilet. The window shutters facing the street can be controlled via an app and timer. The open plan living area is a well-appointed masterpiece; clean, fresh and light. Porcelain tiles, white and cream hues, generous proportions with stacker doors opening to the alfresco - there's room to entertain here! The kitchen is a central anchor to the activity with stone-topped benches, breakfast island, outward facing sink, 900mm appliances including rangehood, a very large walk-in-pantry, and shopper's entry near the fridge. The auxiliary wing of the main residence is approached via the family room with a corridor providing access to the 3 very nice and very roomy bedrooms, 3 bathrooms and laundry. Two of the bedrooms are king-size with built-in-ropes, split systems and a full ensuite each. The fourth bedroom is queen-size with built-in-ropes and a split system. The family bathroom features a bath with separate powder room adjoining. The laundry has ample bench space, built-in sliding storage and external access. There's no waiting to use the facilities in this home! Outside, the grounds include a saltwater swimming pool with waterfall feature and disco lights, a triple car garage, drive-through side access for another 3 cars, a shed, and fully reticulated native gardens with an 11kL water tank. The paved alfresco sits under the main roof of the home, a clothesline outside the laundry door, solar panels on the roof and the cherry on top? The granny flat. Perfect for older, more independent family members or those of the visiting kind, the ancillary dwelling could be used as a sub-let, vacation rental or decked out as a home studio. The open plan living area has an extra height ceiling, kitchen including oven, and a flexible floorplan with direct pool access. The single bedroom has a built-robe and split system with the adjoining bathroom having external access (handy as a mudroom/laundry combo!). A separate alarm system combined with security windows and roller shutters give the intended occupants peace of mind. 6 Tolj Loop is the very definition of well-appointed, flexible living. Perfect for multi-generational co-habitation, large families, blended ones, kidults or those looking for additional income streams; this 4 bedroom, 4 bathroom plus ancillary dwelling home is unequalled in Aveley. That's before considering the pool, triple car garage, drive-through access, security system, solar, water filtration and high-quality finishes including porcelain tiles, skirting, window sills, fresh paint and carpet. This home is in a class of its own.

MAIN RESIDENCE* Double entry doors opening into welcoming foyer* Home office to front* Generous king master suite with extended WIR + ensuite with dual sinks and separate toilet* 2 king-sized minor rooms with BIRs + ensuites + split systems* 1 queen-sized minor room with BIR + split system* Gorgeous north-facing open plan living area with wood heater + stacker doors to alfresco * Kitchen with stone benchtops, breakfast island, capacious walk-in-pantry, 900mm appliances + shopper's entry* Family bathroom with bath + separate powder room* Large laundry with sliding storage + external access* Water filtration system + 3-phase power to the entire home* Security system with 11 cameras + security windows + roller shutters* High ceilings (31c) + downlights throughout* Ducted air-conditioning + split systems in every room (x6)

ANCILLARY RESIDENCE* Open plan living area with extra height ceilings + split system + direct pool access* 1 bedroom with BIR + split system* 1 bathroom with external access* Separate alarm system + security windows + roller shutters

GROUND* Swimming pool (salt) with waterfall feature + disco lights + infrastructure for heating* 3 car garage + additional drive-through side access + shed* Fully reticulated native gardens + 11kL water tank* Large paved alfresco* Solar panels

LOCATION Proudly positioned on Tolj Loop, this unique residence is a centrally located gem. Swan Valley Anglican, Aveley Central Park and shopping amenities are a stroll away, as too swatches of parklands and greenspace. Easy access to Gngangara Road, major amenities, arterial roads and public transport help make life a breeze. 230m to Swan Valley Anglican 300m to Gngangara Road entry 750m to IGA Vale 950m to Aveley Central Park

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