

64 Hancock Avenue, Aveley, WA 6069



House For Sale

Friday, 19 January 2024

64 Hancock Avenue, Aveley, WA 6069

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Nick Nesbitt
0425851071

Offers \$685,000+

Nestled in the heart of Aveley, this impeccable four-bedroom residence presents a sterling opportunity for all buyers. The home is a high-quality property that extends over an expansive 450 square metre block, offering a generous 161 square metres of sophisticated living space designed to cater to modern lifestyles. Boasting a well-appointed layout, this property features a quartet of plush bedrooms complemented by a duo of sleek, contemporary bathrooms. Each room has been thoughtfully crafted to ensure comfort and elegance. At the heart of the home, the kitchen stands as a culinary haven, equipped with modern appliances and an abundance of workspace. Adjacent to this area, the family and dining space forms an open-plan hub that seamlessly transitions to the outdoors. Entertainment options abound with a separate theatre room, providing an intimate venue for movie nights or a quiet retreat. The true jewel of this abode is the alfresco area, complete with an exquisite outdoor kitchen, complete with a built-in fridge, BBQ, and functioning sink - an entertainer's dream for hosting gatherings under the Western Australian sky. Comfort is paramount with the inclusion of a reverse cycle ducted air conditioning system, ensuring a temperate environment all year round. Practicality is not forgotten, with two parking spaces offering ample vehicle accommodation. This property is not just a house; For the investors, it's an investment in quality and lifestyle, promising excellent rental yield potential and capital growth. For the first home buyers and families, it's a lifestyle choice for those seeking a seamless blend of indoor-outdoor living with all the modern amenities. Don't miss the chance to make this your very own slice of paradise. This property includes, however is not limited to the following features:-

- Built in 2018 by Ideal Homes
- 450sqm Block w/161sqm of Internal Living Space
- 4 Bedrooms, 2 Bathrooms, Double Garage
- Large Main Living space, Separate Theatre & outdoor entertaining living space
- Attractive Street appeal
- Double door entry & wide hallways
- Reverse Cycle Ducted Airconditioning
- Plantation Shutters
- 900mm Kitchen Appliances and Dishwasher
- Outdoor kitchen including built in Fridge, BBQ & Sink
- Council Rates approx. \$2,400 PA
- Water Rates approx. \$1,175 PA
- Rental Valuation approx. \$750 PW.

For more information, or to arrange your own private viewing, please contact Nick Nesbitt on 0425 851 071.