

**7 Edingley Street, Aveley, WA 6069**

**House For Rent**

Saturday, 16 December 2023

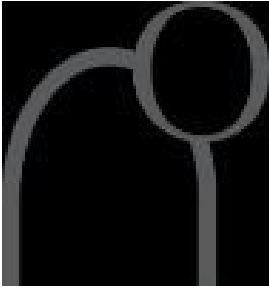
7 Edingley Street, Aveley, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Leasing Team

**\$850.00 per week**

This stunning family home features 4 bedrooms, 2 bathrooms, a spacious front study, and a theatre on a 700m<sup>2</sup> block. The 242m<sup>2</sup> interior offers a great flow and a sensible layout. Located near Aveley Primary School, Swan Valley Anglican School, shops, and cafes, it's an ideal location. The property includes a double-car garage with high ceilings and secure shoppers' entrance. The front study can serve as a home office. Minor bedrooms fit queen-sized beds and have their own activity area, bathroom, and toilet. The master bedroom grants access to an oversized alfresco area. The kitchen boasts granite stone benchtops, double sinks, a gas cooktop, oven, and dishwasher, with a breakfast bar. The main living area is spacious with vaulted ceilings. There's also a theatre and two alfresco areas for entertaining. Outside, there are established gardens, security features, smart home wiring, integrated audio, zoned air conditioning, and ceiling fans. The property offers blackout blinds, outdoor blinds, low-maintenance tiling, solar panels, fully reticulated gardens, security cameras, side access, a shed, and a private alfresco area with pull-out blinds and a water feature. In terms of location, it's walking distance to Aveley Primary School, local shops, a nearby park, Aveley Lakes, and a dog park. Access to shopping precincts like Ellenbrook Central, Bunnings, and others is convenient. Plus, it's close to Tonkin Highway for easy commuting, and an upcoming train station in Ellenbrook is set to be operational in 2024, providing future transportation options.

**THE FEATURES:-** Great street appeal and established gardens in the front, offering privacy. - Double doors entry door with double door security screens for added security. - A high ceiling in the garage with dual access to the home and rear garden enhances convenience. - Smart wiring + Smart Switches throughout the home (Connected to Google Smart Home). - Smart down ceiling lights (Connected to Google Smart Home). - Speakers throughout, providing an integrated audio system (8 speakers in total, 5 indoor and 3 outdoor). - Reverse cycle ducted zonal air conditioning system for climate control. - Ceiling fans in the living area, two minor bedrooms, activity area, and master bedroom. - One minor bedroom also comes with a WIR and the other two bedrooms have built-in wardrobes. - Soft close drawers throughout the kitchen. - The kitchen is equipped with a gas cooktop, granite benchtops, a double fridge recess, a 600mm oven, a microwave recess, a dishwasher, and an appliance cupboard. - Electrically powered blackout blinds in the living and dining areas. - External front and back windows also have outdoor blinds. - Low maintenance tiling throughout the main living areas, offering durability and easy care. - 3.5kw solar via mounted solar panels. - Fully reticulated gardens for easy maintenance. - External security cameras. - Separate laundry with ample storage as well as a security door. - Side access to the home, which can be convenient for various purposes. - Private alfresco entertaining & water feature plus manual pull-out blinds. - Rear shed. - Outdoor Spa Available: From the 22nd December 2023 Pets: Upon Application Unfurnished Lease term: 12 months Parking: Double auto garage NBN Ready: Yes Inclusions: N/A all utilities are individually metered and at the occupant's cost

**\*\*APPLICATIONS\*\*** The application code is 6000. You may apply for this property before viewing, however, please note you will be required to either attend a home open, have someone view on your behalf, or sign a consent form to lease 'as-is, site unseen'. To apply for this property, please head over to our website [www.oranaproperty.com.au](http://www.oranaproperty.com.au), Rental Listings, Select the Property, click the 'Tenancy Application' & follow the prompts. **\*\*INSPECTIONS\*\*** Please register your details using the 'Inspect' or 'Register' button located on this page to be notified immediately of any upcoming inspection times. You will also be notified of any changes or cancellations only if you are registered. **\*\*IMPORTANT\*\*** Whilst every care is taken in the preparation of the information contained in this marketing, Orana Property Management will not be held liable for any errors in typing or information. All information is considered correct at the time of advertising.