

**10 Wesley Way, Aveley, WA, 6069**

**House For Sale**

Sunday, 8 September 2024



10 Wesley Way, Aveley, WA, 6069

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Shane Penny  
0892978111

## **A unique home that does not fail to impress.....**

Living Space 240m<sup>2</sup> / Block Size 394m<sup>2</sup> / Build Year 2010

Low maintenance in nature due to the smaller block size but offering more living than most homes built on 600m<sup>2</sup> plus blocks, if you like low maintenance but luxury living put this on your home open list. Could easily be converted into a 4 bedroom home by using the home office / study as a bedroom.

This is one of those homes where writing less is more, and seeing its going to be paramount of whatever can be written. From the minute you walk in and are greeted by the feature entrance with a huge full length window spanning both stories of the home, to the moment you reach the alfresco and pool, i'm sure you'll be impressed at every turn.

The master bedroom is massive, the minor bedrooms fit double beds, the kitchen is a real head turner, home office/study, 3 living areas, lovely private alfresco with an all weather blind and in-ground pool. We look forward to seeing you at the open home so you can look for yourself.....

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 story
- Oversized front door
- Rear loading double garage with secure access into the home
- Massive master bedroom with fitted walk-in robe and ensuite bathroom with double vanities, shower, bath and separate toilet
- Separate downstairs toilet (powder room)
- Low maintenance tiling throughout main living, carpet to all bedrooms and the second / third living areas
- Downstairs office / study / 4th bedroom
- Large main living area with access to decked alfresco
- Stunning kitchen with huge stone breakfast counter, built in pantry, double door fridge recess, 900mm appliances and dishwasher
- Both minor bedrooms are a good size with built in robe space (both located upstairs)
- Upstairs 3rd living area with balcony (kids retreat)
- Additional storage upstairs near minor bedrooms
- Bathroom and separate toilet upstairs for minor bedrooms
- Large laundry with built-in storage and bench space with access to clothes drying area
- Second living area downstairs adjacent to main living area
- Decked alfresco leading to low maintenance back garden and in-ground pool which is fully fenced.
- Ducted zonal reverse cycle air conditioning with touch panel control located on both levels
- Security cameras / hard drive and alarm system in place, not used can be easily activated

To make an offer please fill out our expression of Interest form by copying and pasting the below link into any browser or scan the QR code provided in the pictures:

<https://form.jotform.com/241071572118854>

### 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.