

# 12 Semerwater Crescent, Aveley, WA 6069

## House For Sale

Friday, 5 July 2024



12 Semerwater Crescent, Aveley, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Annique Morley  
0892496888

**O/A \$845,000**

Welcome to 12 Semerwater Crescent, Aveley! This exquisite residence offers four bedrooms, two bathrooms, and a double garage, now available for sale. Situated in a tranquil and family-friendly neighbourhood in Aveley, this property offers a serene escape from urban life. Conveniently located near schools, shops, and parks, it's an ideal choice for families seeking their dream home. With a contemporary design and premium finishes throughout, including fresh paint and roller shutters, this home boasts spacious living areas ideal for hosting guests, while the bedrooms provide ample space for relaxation. Step into a meticulously landscaped front yard with a vibrant, green lawn. Enjoy heightened security with sensor lights gracing the garage door and a sturdy security door for added peace of mind. Roller shutters adorn both front and other windows, offering both aesthetic appeal and practicality. Outside, a striking metal art piece on the wall, setting a unique tone for your home. Open the door to a spacious foyer, where you'll be greeted by a welcoming atmosphere illuminated by a beautiful light fixture, promising a delightful start each time you return home. The inviting foyer flows into an expansive open plan living area. Sliding doors open to the alfresco, creating a perfect setting for indoor-outdoor gatherings. The well-appointed kitchen features a central island, spacious pantry, dishwasher, gas cooktop, convenient fridge recess, and additional storage cabinets, catering perfectly to culinary enthusiasts. From the kitchen, enjoy views of both the TV and backyard, enhancing the spacious and chic living area. Behind the stylish TV wall, uncover a versatile study or activity room, providing ample space for both work and play. For movie enthusiasts, the plush carpeted theatre room is the ultimate retreat within this home. It's thoughtfully equipped with a projector and big screen, creating an immersive cinematic experience right in the comfort of your own space. Step into the master bedroom boasting a spacious walk-in wardrobe with built-in cabinets and shelves, providing ample storage. The generous ensuite features a dual sink vanity, a large mirror, numerous drawers and cabinets, a large framed glass shower, and a separate toilet, offering a luxurious experience. Three additional queen-sized bedrooms, each equipped with mirrored sliding robes, ensure comfortable accommodations for children or guests. Convenience continues with a large family bathroom featuring a bath and a separate toilet, while the laundry offers abundant cabinetry and exterior access. With its appealing features, this property is certain to attract significant interest. Don't miss out on the opportunity to call this house your new home. Contact us today to schedule a viewing! Relish the beautiful backyard with a paved alfresco area and artificial lawn, designed for easy maintenance and cleanliness, ideal for outdoor dining and entertaining, offering plenty of space to host gatherings or simply unwind. This outdoor haven combines functionality with aesthetics, promising a delightful lifestyle for you and your family. Discover the perfect blend of practicality and charm in this inviting outdoor retreat. Don't let this exceptional opportunity slip away. Reach out today to arrange a viewing of this remarkable property!

**Inside:**  
Fresh paint throughout\* Roller shutters throughout\* Security door\* Welcoming foyer entry\* Open plan living area with sliding doors to alfresco\* Spacious kitchen with island, large pantry, dishwasher, gas cooktop + fridge recess\* Theatre with dual entry, plush carpet + projector + screen\* Study / activity\* Master bedroom with large WIR + ensuite with dual sink vanity + large framed glass shower + separate toilet\* 3 queen-sized bedrooms with mirrored sliding robes\* Large family bathroom with bath + separate toilet\* Family bathroom with bath\* Laundry with abundant cabinetry + exterior access

**OUTSIDE:**  
Double garage \* Sensor lights \* Neat, established gardens \* Pedestrian side gate access\* Lawn and artificial turf\* Large paved alfresco

**LOCATION:**  
1.3km to Aveley Primary School\* 2.1km to Aveley North Primary School\* 2.2km to Swan Valley Anglican Community School\* 1.2km to Aveley Community Centre\* 1.8km to Aveley Medical Centre\* 2.3km to Aveley Shopping Centre\* 2.3km to Woolworths Aveley\* 190m to Hoveton Park\* 1km to Turkish Parade Oval\* 2km to Aveley Central Park\* 1.3km to Aveley Dog Park\* 4.2km to Ellenbrook Central

Contact Annique Morley on 0432 354 912

Disclaimer: The information provided is for general information purposes only and is based on information supplied by the seller and may be subject to change. Therefore, no warranty or representation is made to its accuracy, and interested parties should make their own independent enquiries.