

**14 Stithians Avenue, Aveley, WA, 6069**

**House For Sale**

Sunday, 8 September 2024



14 Stithians Avenue, Aveley, WA, 6069

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Shane Penny  
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## **Very convenient location for schools and shops, great first home or investment**

Living Space 105m<sup>2</sup> / Block Size 248m<sup>2</sup> / Build Year 2016

A very neat and tidy 3 bedroom 2 bathroom home located within walking distance of Aveley North Primary School (at the top of the road) and the Aveley shopping precinct. Only a short drive to the Tonkin Highway entrance and the Ellenbrook Train Station which is due to be opening soon.

To the front of the home is the single car garage which offers secure access into the home as well as the minor bedrooms which both have built-in robe space. The main bathroom has a single vanity, shower, bath and a separate main toilet.

The master bedroom offers a fitted walk-in robe as well as an ensuite bathroom with toilet, shower and single vanity.

The main living is a nice sized space with great natural light plus access to the alfresco which offers a great sized back garden for the kids or pets to play. The kitchen has bench and cupboard space, built-in pantry, fridge recess and 600mm oven / 900mm gas burner and range hood.

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:

- Master bedroom with a fitted walk-in robe, ensuite bathroom with toilet, shower and single vanity
- Minor bedrooms 2 & 3 both double bed sized with built-in robes
- Reverse cycle zonal ducted air conditioning - can be WIFI controlled both with tablet and the ezone app
- Main bathroom with shower, bath and single vanity
- Separate main toilet
- Laundry with storage cupboard and access to clothes drying area to the side of the home
- Main living space which offers room for sitting and dining areas
- Kitchen with cupboard and bench top space, fridge recess, built-in pantry and 600mm oven / 900mm range good and gas burners
- Low maintenance alfresco offering a really nice sized back garden
- Front loading single car garage with secure access into the home
- Solar electric - Solis series 5 / 5Kw 18 panels

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.