

**2 Ellery gate, Aveley, WA 6069**



**House For Sale**

Sunday, 23 June 2024

2 Ellery gate, Aveley, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 708 m2**

**Type: House**



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## OFFERS from 970,000

Proudly presented by Ash Dhingra and Sarah Kaur from First National Swans Residential, this is a fantastic investment opportunity!\*\*\*Register for viewing\*\*\*Welcome to one of Aveley's stunning large dwellings, designed to perfection in every small to large detail that makes being organised and entertaining a breeze. This property has been uniquely constructed to provide space, comfort, and storage. The home has a stunning, low-maintenance backyard with an outdoor spa under a tropical style cabana. The front of the property has a secure fence surrounding with gate accessThe property also features water storage tanks and solar panels for clean, green energy. Walking and cleaning is made super easy with solid timber flooring throughout. The property is located minutes walk from Woolworths, Egerton Medical and Dental Centre, Terry White Chemart Pharmacy, Lot Zero Cafe, Jesters, Ampol, and more. Do not miss the opportunity to own a home so magnificent, only minutes away from the famous Swan Valley Vineyards and Restaurants. The property has the potential to be your dream home or your next investment. Contact us ASAP!!LEASED:Currently tenanted until September 2024 at \$720 per weekRATES:Water rates: approx \$1,251.66Council rates: approx 2,500.00SURROUNDINGS:Woolworths AveleyDelaney ParkAveley North Primary SchoolEllenbrook Central Shopping CenterEgerton Medical and Dental CenterFEATURES:• Land Size: 708sqm • Floor Size: 243sqm • Paved entrance with double door entry• Large master bedroom with a room-size walk-in wardrobe and ensuite• Ensuite is fully tiled with a long double sink vanity and in-built bathtub• Separate toilet part of master bedroom ensuite• Sliding door to the backyard through the master bedroom to additional little alfresco • Three additional bedrooms with in-built sliding-door wardrobes• Additional bathroom with shower, bathtub and vanity• Open-plan kitchen includes stainless steel 900 mm oven, stove and range-hood• Fridge recess, dishwasher recess and plenty of cabinets within kitchen• Theatre/activity room with double door entry• Study nook• Unique light fixtures throughout• Timber flooring throughout• Large double lock-up garage with paved driveway• Elevated garden to front with fencing surrounding for privacy• Gate access to side ad gate access to front garden• Front garden includes stone slab walk way with pebbles and garden beds• Enormous enclosed backyard with massive alfresco • Ceiling fan to the alfresco area • Spa with Balinese-style cabana and synthetic lawn at back near master bedroom• Solar panels and alarm system• High ceilings• Water storage tanksRegister your details for more information. This is a great opportunity for those looking to enter the property market or invest in a rental property. Begin your journey immediately!To secure your viewing, please contact Ash at 0406 650 045 or by email at ash@swansresidential.com.au or Sarah at 0410 920 056 or by email at sarah@swansresidential.com.au\*\*\*IMPORTANT! PLEASE REGISTER TO ATTEND INSPECTIONS\*\*\*By doing this, you will be instantly informed of any updates, cancellations, or changes to the inspection times.\*\*SCHEDULED INSPECTION TIMES ARE SUBJECT TO CHANGE WITHOUT NOTICE\*\*Disclaimer - Photos are for reference only. Furniture is not included. The particulars in the advertisement are not intended to form a part of the contract. Inspection is recommended, as we do not guarantee the accuracy and condition of the property as shown in the photos. This advertisement has been prepared with our best endeavours to ensure the information contained in this document is true and correct. We accept no responsibility and disclaim all liability with respect to any errors, omissions, inaccuracies, or exclusions in it. Prospective tenants must make their own inquiries to verify that the information contained in this material is true.