

**334 Egerton Drive, Aveley, WA 6069**



**House For Sale**

Sunday, 23 June 2024

334 Egerton Drive, Aveley, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 180 m2**

**Type: House**



Ken Wiggins

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**From \$615,000**

Awash in bright natural light, spacious and set in a prime, amenity-rich location at the doorstep of the Swan Valley, this neat executive townhouse will perfectly suit anyone looking for a bit more ease in life. Positioned in an award-winning leafy estate with shops, parks and cafes mere minutes away, this four bedroom, two bathroom home has all the benefits of comfortable living tied up on a tidy 180 sqm lot. 2016-built brick and iron 4 bedroom, 2 bathroom Spacious O/P kitch & living Air-conditioned Double car garage Award-winning estate Low maintenance gardens Easy-care 180 sqm lot In the middle of a grand row of modern townhouses sits 334 Egerton Drive. Through a thicket of a screening greenery and a stately limestone fence, we enter the property to a small courtyard. The 4th bedroom or multipurpose room sits to the right of the entrance hall - a comfortable sanctuary of relaxation with soft carpeting. Adjacent to the room, is an ensuite bathroom with a shower and vanity doubling as a powder room. Further down the hall is a linen cupboard and a double door leading to a European laundry, a well-designed space of utility and practicality. The hub of the home is a spacious open plan kitchen/living/dining space. A long island stone bench offers plenty of room for meal preparation and the bank of sleek cabinetry below, a plethora of storage space. The topaz-hued backsplash adds a layer of warmth to the monochromatic style and stainless-steel appliances. High ceilings and bright neutral paint elevate the living area, complementing the stone tiling and natural lighting. A carpeted staircase leads from the front hall to the second storey of the home. This leads to the sleeping quarters. You will find a master bedroom with semi ensuite and two generous minor bedroom all with walk in robes. A separate toilet and linen cupboard complete the upstairs area. Back downstairs, the sliding glass doors open from the living room to a paved courtyard with garden beds, featuring a mature tree to provide some leafy shade and a freestanding alfresco. A limestone brick garage offers a secure space to store outdoor equipment, with a foldable washing line attached to the side. Across the courtyard lies the double car garage, fitted with a sectional door - a tidy set up designed for utmost convenience and privacy. Situated literally across the road from the Avey shopping centre with grocery stores, cafes and doctors offices, this central location is prime for those looking for convenience. Families with children have local schools within a short radius and plenty of parks and open bushland. This easy-care home is the perfect lock up and leave - a neat central townhouse with absolutely nothing to do. To arrange an inspection of this property, contact Ken Wiggins on 0403 012 950.