

35 Cowra Turn, Aveley, WA 6069



House For Sale

Wednesday, 3 July 2024

35 Cowra Turn, Aveley, WA 6069

Bedrooms: 5

Bathrooms: 2

Parkings: 7

Area: 696 m2

Type: House



Bradley McBeath

0437015817

FROM \$950,000

Ray White & Bradley McBeath welcome you to this EXCITING OPPORTUNITY to purchase a home that will be sure to make you the envy of your friends & family. This stately residence is located in "The Vale" at Aveley on a 696m² corner block, THEY DON'T MAKE BLOCKS THIS BIG ANYMORE!!! The California by Metrostyle Homes offers over 300m² of useable space under the main roof plus heaps of additional covered outdoor entertaining space. Built in 2007, this double brick & iron home presents in EXCELLENT CONDITION has been lovingly maintained by the current owners. Four children have been raised in this ONE OWNER HOME, now is the time for a new family to create their own life long memories here, this home is perfect for your growing or extended family TO AVOID DISAPPOINTMENT, REGISTER YOUR INTEREST WITHOUT DELAY. BASED ON THE CURRENT MARKET CONDITIONS & THE SHORTAGE OF BIG HOMES ON BIG BLOCKS FOR SALE IN AVELEY, THIS ONE WILL BE POPULAR!!! This QUIET & PEACEFUL location enjoys easy access to Gngarra Road, West Swan Road & Tonkin Highway Northlink. The commanding rendered facade sits well in a street that is filled with quality neighbours who obviously take great pride in their homes & gardens. The front yard is manicured with a nice manageable lawn & immaculate, low maintenance garden beds. THE ONLY WAY TO DESCRIBE THIS HOME IS THAT IT IS HUGE!!! Upon entering the home, to the left of the double front doors is the HUGE Parents Suite which overlooks the front yard. There are his & hers walk in wardrobes, your own OVER SIZED ensuite bathroom with a BIG glass screened shower recess with two shower heads, double sink vanity & a separate wc. Accessible through the parents ensuite is the study/home office, this room has built in storage & would also be perfect for a babies room. The HEART OF THIS HOME is the HUGE open plan kitchen/dining/casual living area. HUGE is an understatement, the size of this space needs to be seen in person to appreciate it. The dining space fits a HUGE family friendly dining table. The casual living space fits a HUGE lounge & is large enough to accommodate your whole family. The family friendly kitchen has an abundance of bench top & storage space, quality cabinets showcase Essa Stone bench tops. There is so much space in the kitchen that the local football team could be preparing a meal & you would still have room left over! Kitchen features include - A Westinghouse stainless steel oven & rangehood, a Harbour five burner gas cooktop, a Bosch dishwasher, soft close doors & drawers, filtered water, stylish tile splashbacks, a water connection for the fridge & a walk in pantry. The four minor bedrooms are all BIG & are ideally located in a separate wing at the rear of the home, well away from the Master Suite, all four bedrooms have generous sized built in storage. Bedroom five has private access from outside through the Alfresco area making this room perfect for independent family members. In this space is the main bathroom, the separate shower & bath can be closed off allowing the powder room & separate wc to be used while someone is in the shower, this is the perfect set up for a family with multiple children/family members who are getting ready at the same time. Off the grand entrance hall is the Home Theatre room/second internal living area, currently set up with a Projector & HUGE Screen, you can just imagine the family movie nights that could be enjoyed in this space. The separate Games Room/third internal living area can be used as a lounge room for the minor bedrooms. The laundry is BIG, there is HEAPS of storage space in the linen press. A pull down ladder in the hallway leads to the HUGE "in roof" room, this room offers plenty of additional storage space which is perfect for your Christmas decorations & extra bits & pieces. Air conditioned with fully lined walls/ceilings the use of this versatile space is only limited by your imagination. Whilst it sounds clichéd, the back yard truly is an entertainers DREAM COME TRUE. The HUGE, pitched metal Patio can host the largest of family gatherings, this MASSIVE under cover space is useable year round. The under the main roof alfresco area has been home to the pool table for many years, this area has timber decking & could be set up in any number of ways. There is a nice small lawn area which is perfect for your children or furry friends to run around, low maintenance garden beds mean you can spend all of your time relaxing not working at home. You have secure, under cover parking for two cars behind the automatic roller door in the OVERSIZED double garage which has a shoppers entry into the home & another door into the back patio area. Off to the side of the garage there is additional secure, undercover parking behind the lockable gates for another car, boat, trailer etc. There is hardstand parking for at least four more cars in the driveway plus an additional paved area at the side of the home that fits a BIG caravan. Additional features include -+ Fiber Optic cabling directly to the premises+ Keypad entrance door+ Fully automatic reticulation+ 8x security cameras & TV monitor+ 20 panel, 4kw solar system+ Multiple reverse cycle split system air conditioners+ Ducted Evap air conditioner+ Security screens+ Roll down sun block blinds+ Gas instantaneous hot water system with internal touch pad controller

Reasons why 35 Cowra Turn is a great place to call home - Situated in a great pocket of Aveley within walking distance to Swan Valley Anglican. Aveley Primary school would also be walkable or a short drive away. The local IGA and cafe plus local dog park near Aveley lakes is close by as is the Aveley Shopping Precinct which houses a Woolworths, BWS

and another great cafe. Ellenbrook Train Station slated to be operational by 2024 will be a short 5 min drive away as is the local Bunnings, Spud Shed, Aldi and Spotlight plus Ellenbrook Central which houses a number of stores including BIG W and Target. The Swan Valley is literally on your doorstep, you can start your weekend adventure with coffee at Yahava & then cruise around to any of the awesome attractions available in this world class area. IF YOUR FAMILY DESERVES THE BEST, YOU MUST IMMEDIATELY REGISTER TO VIEW THIS EXCITING OPPORTUNITY TO GIVE THEM THE LIFESTYLE THEY DESERVE! From an investment perspective, the current rental appraisal for this property is \$850-\$950 per week. 2024 Annual Rates Shire rates \$2600 Water rates \$1438 Buyers please note that I already have interested parties from my buyer's database registered to view this property. Register your interest NOW!!! THE AVELEY REAL ESTATE MARKET IS ON FIRE & IS SHOWING NO SIGNS OF SLOWING DOWN ANY TIME SOON! THIS PROPERTY, IN THIS LOCATION, AT THIS PRICE WILL NOT LAST!! DO NOT DELAY YOUR INSPECTION OF THIS EXCITING OPPORTUNITY TO CALL 35 COWRA TURN YOUR NEW HOME!!! "YOU'LL BE GLAD YOU CALLED BRAD"