

**35 Duvall Parkway, Aveley, WA, 6069**



**House For Sale**

Friday, 16 August 2024

35 Duvall Parkway, Aveley, WA, 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Sean Durham  
0411577920

## Large 4x2 wth a pool on 455sqm

Come along and see 35 Deville Parkway, Aveley!!

This beautifully presented large 4 x 2 home with theatre room and below ground pool, built in 2012 with 263 sqm under the roof is ready for the next lucky owner.

Large double driveway going to a high roller door remote lock up double garage, suit high lift 4wd's and roller door access to back yard, lovely front cottage style patio looking over the natural bush.

Natural stone terraced easy care gardens with stone steps leading up to the front door.

Huge foyer area through the front double door entrance.

High ceiling to the theatre room adjoining the high ceiling king size master bedroom boasting, massive ensuite with his & her sink, large mirror and a enormous walk in robe along with access to your own private courtyard.

Second bedroom is a huge bedroom, easily fitting a king size bed and a built-in robe.

Third bedroom is another big room easily fitting a queen or king size bed, built-in robe,

Fourth bedroom is a guest sized room along with access to the backyard and semi ensuited to the main bathroom.

Featuring high ceilings to the large open plan Kitchen, Dining & Family family room.

Kitchen comes with 3 large stone bench top separate areas, good size pantry, microwave recess. wide fridge/freezer recess, 5 burner gas cooktop, rangehood, plenty of cupboards and drawers along with over head cupboards and more.

Great size laundry with heaps of storage with access to side of home.

Massive walk in storage linen press.

Outdoor has a large covered entertainment setting with separate barbeque area, wind blinds for protection against the weather.

Below ground swimming pool.

Access from the front yard to the back at side of home.

Dakin reverse cycle ducted air-conditioning.

Instant gas hot water.

Security cameras.

6kw solar system to ease the electricity bill.

Downlights throughout the property.

Neutral painting throughout the property.

Polished wooden floorboards throughout the property.

Be quick and call Sean 0411577920 or

Tammy 0403123925.