

# 4 Avon Crescent, Viveash, WA, 6056



## House For Sale

Monday, 26 August 2024

4 Avon Crescent, Viveash, WA, 6056

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Type: House



Bob Davey

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## Prestigious Family Home

Land 1113m<sup>2</sup> - All Services | Approximate Rates: Shire \$2,630 Water \$1,285

### Granny Flat

Separate entrance – ornate doors – tiled floors throughout – 2 bedrooms each with an ensuite – lounge/living – full kitchen which includes laundry – family room with outdoor kitchen and access to the rear garden – 3 reverse air-conditioners – separate car access.

### Main Home

Built 1995 – brick and iron – Bullnose verandah – double carport – picket gate entry – landscaped front yard with fruit trees – ornate entrance doors with tiled floors throughout the entry and living with only the bedrooms having carpets. Huge master suite with large ensuite – separate w/c. the other 3 bedrooms are all large with built in robes and are located on the other wing of the house together with the main bathroom plus a separate w/c to service the living area. The formal lounge is located by the formal dining which has jarrah flooring. The kitchen is centrally located and well-appointed adjoining family room. Other rooms include sperate games room (jarrah floor) – library and sunroom at the end of the verandah. The rear verandah doubles as a BBQ area with a built-in bar – rear outlook over bushland and near the Swan River.

Perfectly located in a quiet area with a large quality home and 2 bed flat. Oter features include – quality fittings – timber framed doors – picture railing in living – high ceilings to living – air-conditioning throughout (sperate units) – leadlight window features – 6KW solar system – Blackadder Creek at the rear.

Property Code: 1906