

45 Monroe Cross, Aveley, WA 6069

House For Sale

Friday, 12 July 2024



45 Monroe Cross, Aveley, WA 6069

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 450 m2

Type: House



Annique Morley

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Offer Above \$725,000

Welcome to 45 Monroe Cross Aveley, where modern comfort meets elegant living in every detail. This property is perfect for families looking for a spacious home with plenty of room to grow. Located in a desirable neighbourhood, this stunning residence is close to schools, parks, shops, and public transportation, making it the perfect place to call home. Approaching the property, you're greeted by a fenced front garden, offering security and a green thumb's delight. Step inside to discover a beautifully designed interior boasting high-quality finishes, stylish touches, and abundant natural light throughout. The space is elevated by fresh paint, newly installed carpeting, and exquisite hardwood flooring, seamlessly marrying modern sophistication with enduring charm. Adding to the comfort of the home, there's a reverse cycle ducted air conditioning system ensuring perfect temperatures throughout all seasons. The open-plan living and dining area is designed for effortless entertaining, seamlessly connected to a modern kitchen that boasts sleek, top-of-the-line appliances—a chef's dream. Complete with a central island, pantry, and storage cabinets, this well-appointed kitchen caters perfectly to culinary enthusiasts. Sliding doors beside the kitchen open to the alfresco area, offering an ideal setting for indoor-outdoor gatherings, while providing a glimpse of children playing outside. The theatre area and TV lounge combine to form a versatile and inviting space, ideal for both immersive entertainment and relaxed evenings with loved ones. Whether you're enjoying your favourite shows or simply unwinding, this room offers comfort with its cozy seating, making it the perfect place to relax and entertain at home. Throughout the home, comfort is assured with ceiling fans in every bedroom, ensuring year-round climate control. Additionally, a reverse cycle ducted air conditioning system maintains ideal temperatures throughout all seasons. The master suite epitomizes luxury and practicality. It boasts dual his and hers walk-in robes meticulously designed for optimal organization, featuring extensive shelving, hanging space, and storage solutions to cater to both partners. This thoughtful layout not only enhances convenience but also adds a touch of sophistication to daily routines. Continuing the theme of luxury, the master ensuite serves as a private retreat. It showcases a sink vanity, a spacious framed glass shower, and a separate toilet—a serene oasis ideal for relaxation after a hectic day. The residence includes three additional generously sized queen bedrooms, each equipped with built-in robes for privacy and ample storage. A versatile activity or study room further enhances the home's adaptability to meet diverse lifestyle needs providing an additional flexible space for work or play. Convenience is key with a large family bathroom featuring both a glass-framed shower and a bath, along with a separate toilet. The laundry room includes exterior access for added practicality. Step outside to enjoy the expansive yard featuring natural grass and a well-maintained paved alfresco area. This outdoor space is designed for easy upkeep and enjoyment, whether you're hosting gatherings, dining outdoors, or simply relaxing. It offers a perfect blend of functionality and aesthetic appeal, ideal for a variety of outdoor activities and moments of relaxation with family and friends. Offered above \$725,000, this house won't last long on the market. Don't miss out on the opportunity to own this beautiful property - schedule a viewing today!

INSIDE: * Alarm system * Reverse cycle ducted * Fresh paint throughout * New carpet * New hardwood flooring * Open plan living area with sliding doors to alfresco * Spacious kitchen with island, large pantry, gas cooktop + fridge recess * Theatre * Study / activity * Master bedroom with dual his and hers walk-in robes + ensuite with sink vanity + large framed glass shower + separate toilet * 3 other queen-sized bedrooms with built in robes * Ceiling fan in every bedroom * Large family bathroom a bath and a glass-framed shower + separate toilet * Large laundry room includes exterior access

OUTSIDE: * Double garage * Paved driveway * Neat, established front gardens with fence added security and privacy * Pedestrian side gate access * Natural awn * Large paved alfresco

LOCATION: * 1km to Ellen Stirling Primary School * 1.2km to Holy Cross College * 2km to Aveley Secondary College * 1km to Great Beginnings Ellenbrook * 950m to Coolamon Oval * 950m to Coolamon Dog park * 950m to Mornington Park * 1.4km to Riverina Park * 1km to Ellenbrook Medical Centre * 1.5km to Broadway Medical * 1km to Woolworths Aveley * 1.4km to Aldi * 1.7Km to Ellenbrook Central * 2.9km to Bunnings Ellenbrook

Contact Annique Morley on 0432 354 912

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