

**46 Ligado Avenue, Aveley, WA 6069**



**House For Sale**

Wednesday, 3 July 2024

46 Ligado Avenue, Aveley, WA 6069

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 250 m2**

**Type: House**



Joseph Gardner  
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**From \$599,000**

We are proud to present 46 Ligado Avenue, Aveley. A stunning family home with one owner since being built, perfectly suited to a first home buyer, young family, downsizer or investor. Over the years the current owners have continued to improve the home meaning you don't have to worry about all those handy extras!

**THE PROPERTY:**

- Charming front façade with well maintained lawn and low maintenance garden beds, a double garage & additional parking for two cars
- Stunning family kitchen with a breakfast bar, dishwasher, large fridge recess, stone bench tops, gas cooktop, large dedicated pantry and gas cooktop
- Warm and inviting open plan living/dining/kitchen, the heart of the home
- Master bedroom with walk in robe and ensuite with a double shower inc two shower heads and good storage under the vanity
- Two practical minor bedrooms both with mirrored built in robes (one is currently an open storage solution however the current owners do have the mirrored doors)
- Practical family bathroom with separate bath, shower & under vanity storage
- Extremely generous laundry with direct access to the rear & massive storage shelving for linen
- Huge built in custom cabinetry along the hallway
- Low maintenance back yard with a color bond patio addition, primarily paved with astro-turf down the side. Perfect for the busy family who doesn't want a ton of garden, but still likes to host a family BBQ and have outdoor space for the little ones to run around in.
- Air conditioning to ALL bedrooms and the living room
- Security alarm
- Solar hot water system
- Solar panels to keep the power bill right down
- Fly screens on all external doors
- Additional small courtyard accessible via the rear of the garage

**THE LOCATION:**

- 130m to Endo Park
- 250m to Ellenbrook Sports Hub which has a kids playground
- 600m to the closest bus stop on Millhouse Road
- 1km to Aveley Secondary College
- 1.2km to Aveley Shopping Centre including a Woolworths, bakery, barbers, chemist, café & petrol station
- 1.6km to Aveley North Primary School
- 3km to Ellenbrook Central with a huge selection of shops, Kmart, Coles, Big W, Woolworths, fast food options and much more
- 5.7km to Ellenbrook Train Station
- 11.3km to Whiteman Park
- Approx. 10 minute drive to the Swan Valley and all it has to offer with the wineries, restaurants and day activities
- Approx. 15 minute drive to Bells Rapids Vacant possession at settlement.

Contact Joseph Gardner for more information - 0449 094 885 | [joseph.gardner@raywhite.com](mailto:joseph.gardner@raywhite.com)