

# 5 Aleaha Brace, Aveley, WA 6069



## House For Sale

Thursday, 4 July 2024

5 Aleaha Brace, Aveley, WA 6069

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Shelley Clayton



Mark Clayton  
0411552309

## Mid to High \$700,000's

With NEW flooring, NEW lighting & a fully repainted interior in crisp neutral tones, this immaculate family home is the definition of a fresh start. And where better to open a new chapter than peaceful Aveley, where parks & playgrounds, schools & the local shopping centre are all just a tree-lined stroll away? Versatility is one of the most important qualities in a home & here you'll have plenty of it. With an expansive living & dining layout, ample backyard & patio, 4 generous bedrooms & a multipurpose area that would make a perfect home office or 5th bed, this blank canvas is ready to be transformed into a sanctuary that's uniquely yours. Or, if you choose to rent it out, you could secure a healthy \$700-750 per week!- Low-maintenance Green Title block on quiet, family-friendly street with amazing sunlight- 2012 brick-&-tile home; wonderful street appeal with its modern façade & landscaped front lawn- Walk or ride to Aveley Shopping Centre, Holdsworth Park, Aveley North Primary School & more- A lucrative investment opportunity; secure around \$700-750 per week in rental returns!- Upgrades galore! NEW timber-look floors, recessed LED light fittings, repainting & more - Wide paved driveway to double remote-entry garage with convenient shopper's entry inside- Expansive layout of main living & dining; create a study, formal lounge, games room, you name it!- Bonus semi-private living space could be enclosed for private office/bedroom needs- Your central kitchen features an island bench/breakfast bar, modern s/s appliances incl. electric oven, rangehood, gas cooktop, dishwasher & a generous pantry- Seamless sliding door access from kitchen/family zone to paved all-weather alfresco entertainer- Enjoy a BBQ in the shade while the kids & pets play in the backyard with full Colorbond fencing & established gardens throughout (garden beds have NEW timber retaining)- Your private master bedroom has a walk-in robe & sparkling ensuite with glass screen shower - 3 minor bedrooms in a dedicated wing, all with b/in robes, roller blinds & NEW ceiling fans - Stylish main bathroom with glass screen shower, built-in bath, single vanity & separate toilet- Well-appointed laundry with external access to clothesline; reticulation off the mains- Ducted a/c throughout; gas bayonet to family room; gas storage hot water system- 4 mins to Ellenbrook Central; 30 mins to Perth CBD; great bus network to the area Council Rates: \$2,300.00 Water Rates: \$1,165.00