

# 6 Sylvan Lane, Aveley, WA 6069

## House For Sale

Friday, 12 July 2024

6 Sylvan Lane, Aveley, WA 6069

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 384 m2**

**Type: House**



Rod McDougall  
0418909954



Demi de Haan  
0468705321

## Suit Buyers From \$700,000

First Home Open This Sunday 1.00 – 1.45pm This immaculate Dale Alcock built home overlooking Neary Park in The Vale Estate is without doubt the best located property on the market today in any price range. If you are looking for the complete “Swan Valley Lifestyle Experience” then you simply can't go past 6 Sylvan Lane Aveley. All the attributes that this award winning estate has to offer are virtually within minutes of your front door including state of the art lakes, parks, cafes, local shopping, some of the regions most sought after private and public schools and ease of access to Gnangara Road, Tonkin Highway to the airport, future Metro Net and “The Greater Swan Valley Wine Region”. It is very rare that properties come on the market in this Premium Location so if you have been searching in earnest for the perfect home in the perfect location then put this home on your priority list for viewing this Sunday. Outstanding features included are;

- Picture perfect location
- Lovely raised ceilings throughout
- Spacious home theatre/lounge
- Large master suite with extra large built in robe
- Very well appointed ensuite complete with twin vanities, extra large shower and separate wc
- Generous minor bedrooms with built in robes, drawers and shelving
- Open plan social interactive living, meals and kitchen
- Well equipped kitchen with breakfast bar and stainless appliances
- Brand new carpets to all bedrooms and theatre
- Tiled flooring to main living
- Alfresco under the main roof with liquid limestone off the living areas
- Synthetic turf to rear yard
- Extra large double lock up garage
- Loads of bench and linen space to laundry
- Shoppers entry
- Solar Panels
- Ducted air conditioning

It's more than just a home it's a lifestyle opportunity that awaits the astute buyer! If this property is in your budget then you must make it essential viewing. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.