

**9 Ellery Gate, Aveley, WA 6069**

**House For Sale**

Friday, 31 May 2024

9 Ellery Gate, Aveley, WA 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 486 m2**

**Type: House**



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## Offers Above \$735,000

First Time on the Market This well thought out home on a spacious corner block is a Must See. First time to market it is loaded with features and advantages not readily seen elsewhere. Step through and be greeted in the large entry corridor by bright clean colours and the feel of brand-new as the entire dwelling is freshly painted throughout in warm neutral hues and all floorings and carpets are brand-new as well. The house looks like it was built yesterday. What a treat! The master bedroom leads off to the right. However, instead of street views this place delights with the privacy of a fenced off front yard. In fact, the fence wraps around the entire block except for the double garage driveway and small area to the front door, making all rooms and windows privacy protected from street views. But back to the master bedroom. It boasts a spacious walk-in robe and His and Her sink as well as a double shower! It's a lifesaver when you can get ready so comfortably at the same time without stumbling over each other in the fury of the morning rush. The 3 other bedrooms are very large and one of them even features backyard access. If your family is large and you want to use all of them as bedrooms, do not fret, there is yet a well-sized office as well as a large theatre to get some quiet time away from it all. And here the design of the house really shines. The theatre leads on from the living room through inviting large double doors. There is already a screen just waiting for your projector to start streaming. So, you can create one large indoors family entertainment area or separate the two according to the needs of your household and simply shut those beautiful doors. On from here the space opens to the dining area and kitchen. And what a kitchen it is! The breakfast bench is extra long, leaving you oodles of space to cook and serve and stack dishes and still have some room. There is a dishwasher recess, gas stove top and hood, all quality appliances. A brilliant aspect: To either side of the kitchen is a large walk-in pantry. So, make it two pantries or one for linen + one for the kitchen. Getting organised is going to be simple and makes life easy. And if easy is indeed what you seek then look no further than this property. While the block is a large 548sqm and provides a big wrap around backyard space, it boasts artificial turf to the front side and back. Absolutely nothing to do! Looking after your kids, their toys or your dog will be easy too as there is a fence sectioning off the side portion of the yard. That way you can either see and supervise your little ones playing outside while you are in the kitchen or dining area or keep your dog away from jumping up on your guests. For your further comfort, there is a split air conditioning system to the family/ dining/ kitchen/ theatre area. Come, take a look and get excited about the prospects of this opportunity.

**INSIDE\*** freshly painted\* new carpets and floor coverings throughout\* wall mounted aircon to living area, covering theatre, living, dining and kitchen\* 2 pantries to kitchen plus extra long bench\* projector screen in theatre\* minor bedroom with yard access\* ensuite bathroom with double shower and sinks

**OUTSIDE\*** double car port\* large corner block\* extremely easy care grounds with artificial turf\* fence divider for animals or kids' toys\* roofed alfresco

**LOCATION\*** 500m to Coolamon Oval\* 800m to Aveley Woolworths shopping centre\* 1.2km to Holy Cross College\* 2km to Aveley Secondary College\* 2km to Ellenbrook Central shopping centre\* 2.3km to future train station, connecting Ellenbrook to Perth City

Contact Annique Morley on 0432 354 912.

Disclaimer: The information provided is for general information purposes only and is based on information supplied by the seller and may be subject to change. Therefore, no warranty or representation is made to its accuracy, and interested parties should make their own independent enquiries.