

7 Affable Way, Atwell, WA, 6164



Townhouse For Sale

Friday, 30 August 2024

7 Affable Way, Atwell, WA, 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Prime Location in Atwell!

Experience the perfect blend of elegance and modern living in this stunning double-story residence situated in the heart of Atwell. Just 200 meters from local shops and the Aubin Grove train station, this newly built home offers unparalleled comfort, convenience, and accessibility, making it ideal for families and discerning buyers alike.

This meticulously finished, light-filled two-story townhouse has everything you need. Built in 2015, the 128 m² property is set on a 187 m² lot with low-maintenance front and rear courtyards. It's perfect for FIFO workers who need a lock-and-leave lifestyle, as well as young families or busy professional couples.

The ground floor is designed for entertaining, featuring a spacious open-plan area that includes the lounge, dining, and kitchen. Upstairs, you can unwind and relax in your spacious bedroom or enjoy a glass of wine on the balcony. The open-plan living area and chef's kitchen with a large pantry make this home perfect for hosting family and friends. The living areas are tiled throughout, and the main bedroom has large sliding doors leading to the balcony, along with all the modern conveniences.

Key Features:

- Light-filled, open-plan living area with high 31c ceilings
- Modern kitchen with stainless steel appliances, dishwasher, and built-in pantry
- Large master bedroom with stylish ensuite bathroom and balcony
- Spacious secondary bedrooms
- Contemporary main bathroom
- Rear courtyard
- Ducted reverse cycle air conditioning throughout
- Secure parking in the double garage
- Alarm system for added peace of mind

Currently tenanted and generating \$560.00 per week, with a lease ending on 16/09/2024. Peak Central are currently advertising the property to rent for \$690 per week.

Ideally located, the property is within walking distance to Harvest Lakes Shopping Centre and the soon-to-be-completed Aubin Grove train station. If you work in the city, you'll appreciate the added bonus of not having to pay a fortune for parking!

Location Highlights:

- 500 m to Aubin Grove Station
- 210 m to Woolworths Harvest Lakes Shopping Centre
- 850 m to Kwinana Freeway
- 1.7 km to Atwell College
- 3.1 km to Atwell Primary School
- 4.5 km to Cockburn Gateway Shopping Complex

Walking distance to Aubin Grove Train Station and Harvest Lakes Shopping Centre; within the catchment area of Harmony Primary School and Atwell College; and close to several parks and nature reserves, including Banksia Eucalypt Woodland Park - this home is in a fantastic location.

Disclaimer: Please ensure you check the property is in the catchment area for local schools. It is important to note that the photos included in this marketing material are for illustrational purposes only. Whilst every care has been taken in the preparation of the information contained in this marketing, please be aware that Peak Central will not be held liable for

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