



Aveley, 22 Monroe Cross

4 x 2 | Double Theatre | Millhouse Estate | Vale Heights

Brief //

This home was built with spacious living separations and quality to provide a comfortable lifestyle for a large family

Be quick to visit this beautiful home set on an elevated block with sweeping views to the Perth hills overlooking picturesque Duvall Reserve nearby to Delaney Park Coolamon Oval and the fun loving Ellenbrook - Dog Exercise Park

Features alarm solar panel system and hws neat from the street appeal podium elevated manicured entertainer lawns and gardens ducted air conditioning split system air conditioning with fans large separate study den separate theatre with a feature recessed ceiling separate activity room well equipped classy sociable kitchen with 900mm oven and gas hob open plan dining family and living master bedroom with indulgent ensuite generous minor bedrooms family bathroom with a bath tub dining alfresco with automatic shade blind under the main roof storage shed built by Commodore homes in 2012 and set upon a 535sqm block (approximately)



For Sale
Offers mid \$800k

View
ljhooker.com.au/PJMFF4

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Opportunity //

This Property full of Amazing Space in the Vale Heights on the scarp of the Millhouse Estate was built by Commodore Homes in 2012 and has creative thought put into the design to offer a flowing versatile floor plan with plenty of accommodation

A single level 4 bedrooms 2 bathrooms 1 study den 1 activity room 1 theatre open plan home with abundant living space dining alfresco natural light comfort & contemporary money saving

Features include :

- Light & bright open plan luxury kitchen extensive surfaces including social facade double sink with mixer tap breakfast bar extensive storage elegant built in Technika appliances including extra large oven
 - chef's cooktop glass rangehood dishwasher and complimented by ample storage with multi functionality and a double fridge recess
- The attractive alfresco dining veranda adjoins the easy care side courtyard including space for a fire pit built in seating or even a landscaped veggie patch and perfect for sunset evenings and a fitting
 - compliment to the open living in this fine entertainers home
- The open plan living areas connect seamlessly with the sunrise alfresco big door space creating a greater connection to the outdoors and natural light
- The luxury master bedroom has a his and her walk-in robes a double ensuite separate toilet spacious retreat and extra room to enjoy
- White texture rendered front facade has stately Champagne feature garden beds around the front foyer
- The main bathroom features a separate bath separate shower and feature tiling throughout
- Large feature limestone double bricked exterior walls keep the home extra cool in Summer
- Ducted air conditioning split system air conditioning cool and cosy insulation and fans
- Semi enclosable alfresco dining veranda has tidy square paving and auto roller blinds
- Large bench for storage in the separate laundry and a bonus walk in linen closet
- Quality dark silver and grey themed fittings and fixtures throughout
- Good size back and side yards with planter box landscaping
- Double auto lock up garage with a high access roller door
- Industrial themed private activity room with roller door
- Quality carpeted bedrooms den activity and theatre
- Minor bedrooms have full sized double BIR's
- Dimmer feature lighting entertaining areas
- Easy care front lawn and garden with retic
- Grand podium entrance and garden foyer
- Dedicated theatre with ceiling recess
- High ceilings throughout
- Feature front door
- Solar and gas hws
- Tiled living areas
- Solar array
- Alarm



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Location //

A recent poll discovered 84% of Vale residents agree their standard of living has improved since they moved into this community with resident satisfaction levels at above 98%

Discover the wonderful magic of the Vale - incredible family living

Property //

Exciting family location near to all the amenities transport and amazing recreational facilities nearby

4 bedrooms 2 bathrooms 2 garage 1 study 1 theatre 1 activity neat sweet and something for everyone with plenty of space and versatility

Lifestyle //

This area has so many renowned and exciting areas to mention being widely recognised as the best of the best with some global recognition in its early infrastructural days to its present day glory and satisfaction amongst residents and the general public

Built : 2012

Shire Rates : (approximately) \$2,570.84 p.a.

Water Rates : (approximately) \$1,241.82 p.a

Disclaimer:

If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you



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More About this Property

Property ID	PJMFF4
Property Type	House
House Size	251 m2
Land Area	536 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Evaporative Cooling Toilets (2) Alarm Courtyard Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Solar Hot Water

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