



23 Kennick Street, Aveley

Stylish, Secure & Move-In Ready - Modern Family Living in the Heart of Aveley

Welcome to a home that perfectly balances style, comfort, and convenience. Set on a generous 450sqm block with an impressive wide frontage, this beautifully refreshed residence offers everything today's buyers are looking for - whether you're a growing family, savvy investor, first-home buyer, or downsizer seeking easy living.

Designed for modern living, the home features a spacious open-plan layout, a well-appointed kitchen with ample bench space and storage, tiled flooring throughout the living areas, and stylish hybrid flooring in all bedrooms. Step outside to a generous backyard with artificial lawn - ideal for children, pets, and easy upkeep.

Packed with valuable extras, including solar panels, split-system air conditioning, roller shutters to all windows and the front door, a security camera system, and three toilets, this home delivers comfort, security, and energy efficiency all year round.

Conveniently located close to parks, schools, shopping, and everyday amenities, this move-in-ready home is an excellent opportunity for

4  2  2 

FOR SALE
From \$970,000

VIEW
Sat 11th Jul @ 2:30PM - 3:00PM

AGENTS
Sanjay Chaudhary
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sanjay@ljhvicpark.com.au

AGENCY
LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

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.

 **LJ Hooker**

families, first-home buyers, downsizers, and investors alike.

Features you'll love:

- 4 bedrooms | 2 bathrooms | 3 toilets
- Double lock-up garage
- 450sqm block with wide frontage
- Freshly painted throughout
- Spacious open-plan living
- Large kitchen with ample storage
- Tiled living areas & hybrid flooring in bedrooms
- Split-system air conditioning
- Solar power system
- Roller shutters to all windows and front door
- Security camera system
- Low-maintenance backyard with artificial lawn
- Close to parks, schools, shops, and public transport

This is a home that offers the complete package - modern comfort, everyday convenience, and a lifestyle you'll love from the moment you move in.

Council rates: \$2500 pa (approx)

Water rates: \$1238 pa (approx)

DISCLAIMER: This information has been prepared for advertising and marketing purposes only and is believed to be accurate; however, no warranty or representation is made as to its correctness. Interested parties should make their own independent enquiries and satisfy themselves in all respects. The agent and vendor accept no liability for any errors or omissions.

MORE DETAILS

Property ID	5H0MFFB
Property Type	House
House Size	248 m2
Land Area	450 m2

Sanjay Chaudhary 0481 194 439

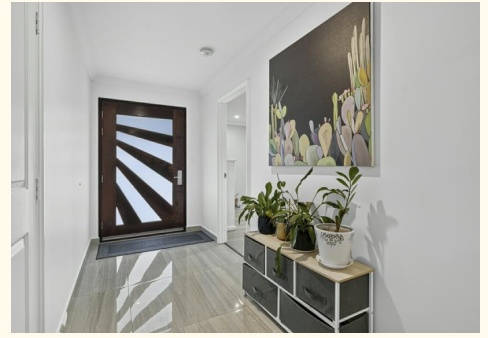
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



RESIDENCE	184.06 m ²
GARAGE / STORE	42.24 m ²
ALFRESCO	20.52 m ²
PORCH	1.59 m ²
TOTAL	248.41 m ²

FLOOR PLAN

