



27 Langsett Street, Aveley

## Modern Comfort & Contemporary Living




Proudly presented by Nitish Ahuja - LJ Hooker

A beautifully built 2023 home offering modern style, functional design and low-maintenance living, positioned in a growing and family-friendly pocket of Aveley, this four-bedroom, two-bathroom residence is perfect for families, first-home buyers or savvy investors seeking a near-new property without the wait of building.

The spacious master suite is privately positioned and features a well-appointed ensuite and walk-in robe. The remaining three bedrooms are generously sized and serviced by a modern central bathroom, ideal for growing families or guests.

At the heart of the home is living area creates a welcoming space for everyday living and entertaining. The contemporary kitchen offers quality appliances, ample storage and a practical layout that overlooks the main living zone perfect for staying connected while entertaining.

Step outside to a low-maintenance backyard, providing the ideal space for kids, pets or relaxed weekend gatherings without the upkeep. Whether you're hosting friends or enjoying quiet family time,

4  2  2 

**FOR SALE**  
From MID \$800's

### AGENTS

Nitish Ahuja  
0403 059 520  
nitish@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**

this home is designed for easy living.

Location is key and this home delivers. Conveniently positioned close to schools, shopping centres, parklands and public transport, everything you need is just moments away.

#### Property Features:

- 4 Bedrooms with Ducted aircon
- 2 Bathrooms
- Double Garage (2 Car)
- Built in 2023
- Land size 300 square metres
- Internal living approximately 138 square metres
- Master bedroom with ensuite & walk-in robe
- Low-maintenance backyard
- Contemporary finishes throughout

#### Nearby Amenities:

- The Vale Town Centre
- Ellenbrook Central
- Aveley Primary School
- Aveley Secondary College
- Swan Valley
- Ellenbrook Train Station
- Parks and local playgrounds

Council rates approx : \$2411pa  
Water rates approx: \$1064pa

This is an excellent opportunity to secure a modern home in one of Aveley's most desirable communities. Contact Nitish today for more information: 0403059520

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT, PLEASE USE THIS LINK BELOW

<https://prop.ps//4JQQS3y87odY>

Disclaimer: All information provided has been sourced from reliable third parties, but buyers are advised to complete their own due diligence. We cannot guarantee or give a warranty about the information provided.

#### MORE DETAILS

Property ID	5GQ8FFB
Property Type	House
Including	Air Conditioning

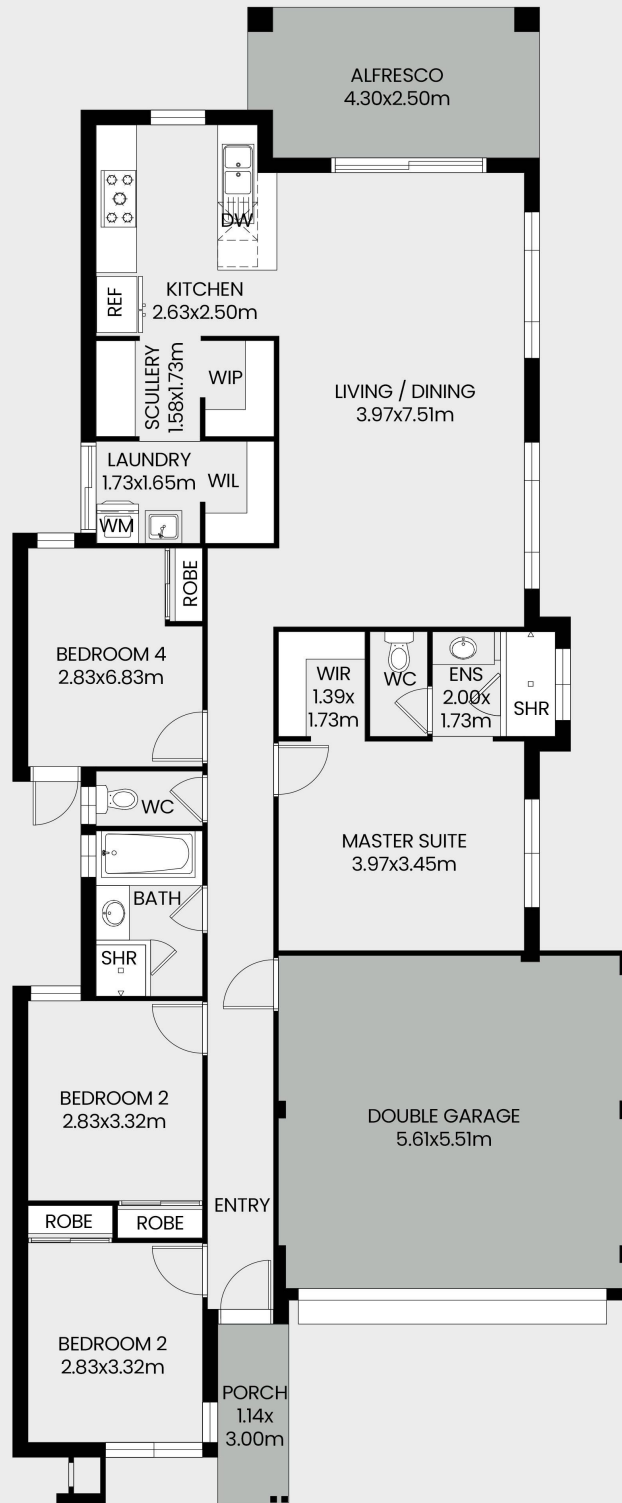
**Nitish Ahuja 0403 059 520**  
Sales Consultant | nitish@ljhvicpark.com.au

**LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777**  
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reception@ljhvicpark.com.au



# 27 Langsett Street, Aveley

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.



FLOOR PLAN



ALFRESCO	11.413 m <sup>2</sup>
GARAGE	32.625 m <sup>2</sup>
HOUSE	138.442 m <sup>2</sup>
PORCH	3.203 m <sup>2</sup>
TOTAL	185.683 m <sup>2</sup>

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