

Aveley, 45 Barton Street

4 x 2 | Egerton Estate

4 2 2

End Date Sale - All * offers * will be presented on the 12th of December 2024 UNLESS SOLD PRIOR

Brief //

Be fast to visit this low maintenance monumental masterpiece right next to Aviary Creek and Hollingworth Lakes Park

This home was built with intelligent living area separations and qualities to provide a comfortable living lifestyle for a very lucky family

Opportunity //

Egerton Estate in the Vale of Aveley What else could you want for the growing family in 2025

Built in 2018 with all the extras this HGWA Vienna Luxury Masterpiece with approximately 298 sqm of interior living has meticulous thought put into the design to create a versatile

For Sale
Please Call

View
ljhooker.com.au/PGEFF4

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floor plan

4 bedrooms 2 ½ bathrooms open plan home offering abundant living spaces natural light

comfort & contemporary money saving

Featuring : Complete home filtration - Grand entrance foyer - Dedicated theatre - High ceilings - 600mm tiled living areas - Solar array - Custom built front door - Enclosable alfresco dining veranda with aggregate paving and auto roller blinds - Della Vita solid stone surfaces and fixtures wet areas - LED lighting - Easy care front lawn and garden with retic - Reverse Cycle ducted air conditioning - Large shelving for storage in the separate laundry - Champagne Graffiato rendered front facade with stately Monumental Arch portico feature - Interior picture frame mouldings create a sophisticated and contemporary backdrop theme on the walls - Large wavy feature limestone double bricked exterior walls keep the home extra cool in Summer - Quality carpeted bedrooms and theatre - Light & bright luxury kitchen extensive stone surfaces including sociable hobless island waterfall edge breakfast bar extensive storage built in Electrolux appliances including two self cleaning ovens and complimented by a large private scullery butlers pantry area with multi functionality and dark mirror splashbacks - Double auto lock up garage with high access roller door - Minor bedrooms have full sized double mirrored BIR's - Deluxe Della Vita quality silver grey themed fittings and fixtures throughout - The open plan living areas connect seamlessly with the sunset alfresco entertaining through big stacker doors creating a greater connection to the outdoors - The separate feature half wall games room has conduits built into the wall as does the alfresco and other locations - The main bathroom features a separate bath separate shower and feature tiling throughout - The luxury master bedroom has a his and her walk-in robes a double ensuite separate toilet spacious retreat and extra room to enjoy - The attractive alfresco dining veranda adjoins the completely easy care themed back yard including space for a fire pit built it seating or even a pool a separate landscaped veggie patch and currently graced by the highest quality lightly raised artificial Buffalo Grass all for those evenings after the sunset and a fitting compliment to this fine entertainers home - More features you will discover as you look through this remarkable customised designer home

Location //

Enjoy the best of the Vale's socialising in the Shopping Centres | Dining & Entertainment | Recreation Centres | including the adventurous community events and locations some of which are : Access to a range of benefits such as free fitness classes in the main park Monday to Friday for 40 weeks of every year free RSPCA dog training classes and free outdoor movies The innovative kid's playgrounds with plenty of action one of which is Aveley Adventure Playground in the Central Park providing climbing equipment through to sensory play and relaxing new barbecue shelters Award winning outdoors beauty encourages your family to enjoy a healthy outdoor lifestyle including the soccer rugby hockey and cricket pitches inviting players of all ages to give team sports a try while the natural beauty of the Vale's lakes walkways and cycle paths allow everyone to take a scenic tour The Aviary Creek features two natural lake systems fitness zones a bocce court a yoga platform barbecue facilities and play equipment for your family to enjoy The fruits of the Swan Valley offering more than 80 cafes and restaurants 40 wineries five breweries and one international golf resort all waiting for you ADP the dedicated dog park located in Central Park adjacent to the main lakes designed to cater for big and small with equipment ranging from tunnels through to jumping apparatus (mostly for the dogs) The amazing waterfront amphitheatre beside a lake is a popular gathering place where locals celebrate community events like Christmas Easter or Australia Day offering the epitome of idyllic suburban lifestyle with a total of six separate lakes to enjoy A recent poll discovered



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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 scullery 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 : 2018

Shire Rates : (approximately) \$2,523.88 p.a.

Water Rates : (approximately) \$1,232.03 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

More About this Property

Property ID	PGEFF4
Property Type	House
House Size	250 m ²
Land Area	450 m ²
Including	Ensuite Study Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels powder room water filtration reticulation window tints 31cc living google AC stacker

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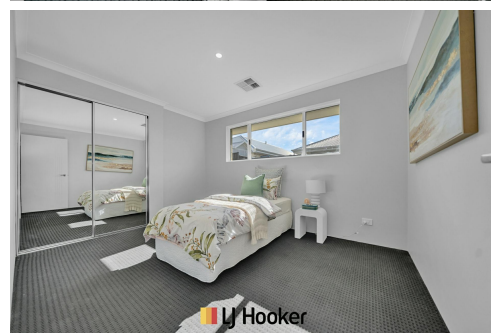
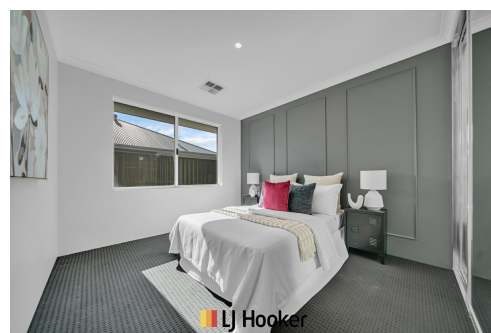
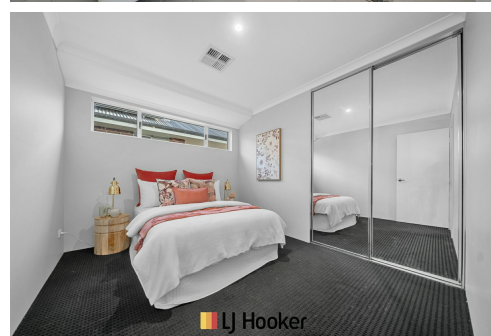
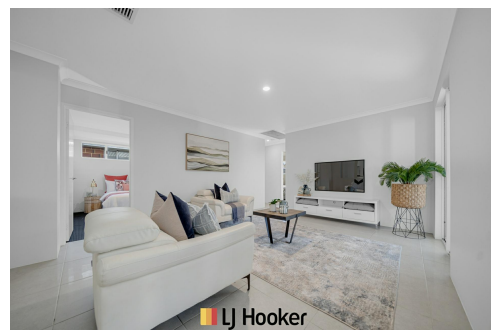
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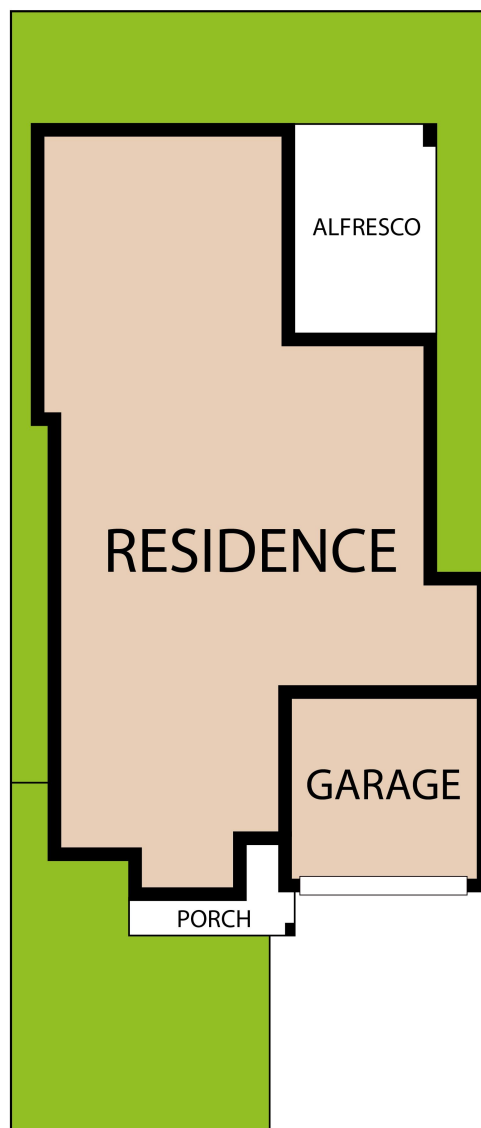
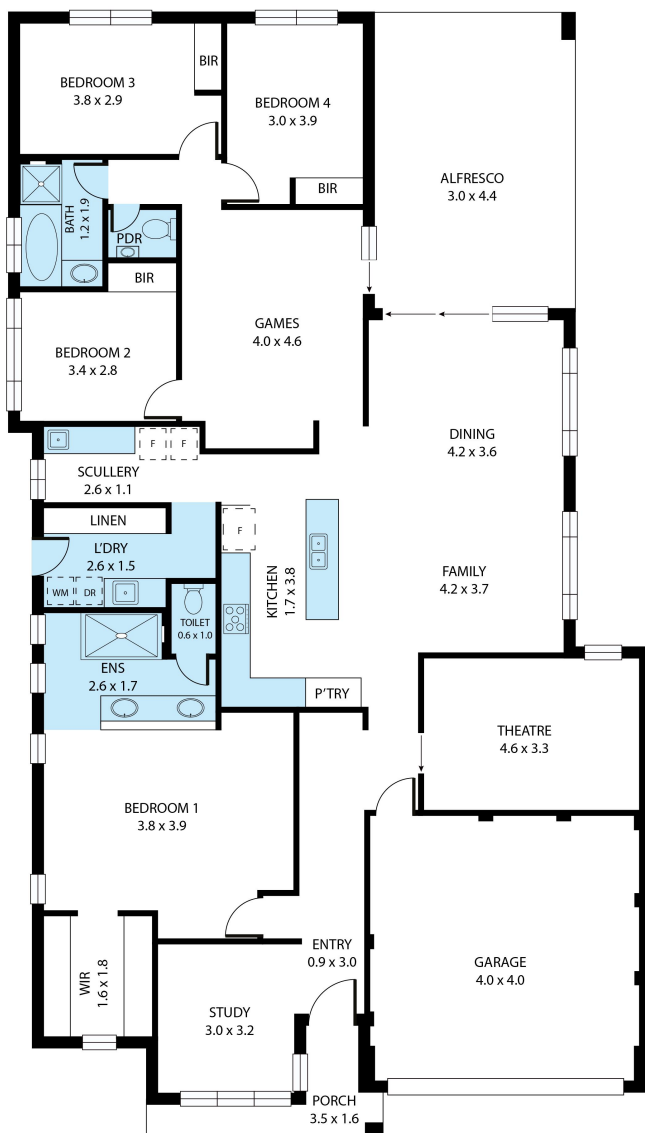
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45 Barton Street, Aveley, WA, 6069

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREAS	
BUILT AREA	: 231m ²
GARAGE	: 36m ²
ALFRESCO	: 29m ²
PORCH	: 2m ²
TOTAL BUILTS AREA	: 298m ²