

Aveley, 7 Durleigh Road

Perfection surrounded by Parklands

Where serenity meets modern, this green title house exudes style and literally cannot be beaten on location in the immensely popular suburb of Aveley.

A formidable 341sqm, built 2018 and flawless in its presentation, bathed in natural light, this home's location offers an enviable connection to nature being literally surrounded by parks and native bushland.

Amazing amenities at your fingertips for kids, runners, dog walkers, ramblers and amblers. Surrounded by schooling options means this fantastic pocket hosts a complete community and inclusive vibe. Swan Valleys The Vines is only a short distance and large shopping thoroughfare only minutes' drive.

No updating or modernisation needed in this property either, a perfect home if ever there was one.

3 2 2

For Sale
From \$649,000

View
ljhooker.com.au/3R2DFGJ

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LJ Hooker City Residential
(08) 9325 0700

What we love:

- * Excellent Tenant in place till July 2025 at \$600 per week (open to a possible break lease)
- * Tucked away location directly opposite bushland
- * Ducted aircon throughout
- * Artificial lawn to front, double garage and drive parking for three cars
- * Brand new hybrid flooring throughout entry, living and kitchen
- * Stunning kitchen with ample storage and breakfast bar overlooking living
- * Five ring hob, wall mounted microwave and space for dishwasher
- * Master suite with walk in robe and immaculate en-suite
- * Good size additional bedrooms with built-in robes
- * Large established outside with artificial lawn and mini golf putt
- * ADT alarm system and 4 CCTV Camera- all accessible via app
- * Shed
- * Multiple public transport options and access to main highways

VIEWING ESSENTIAL - THIS HOME WILL GO QUICK!

More About this Property

Property ID	3R2DFGJ
Property Type	House
Land Area	341 m ²
Including	Ensuite Air Conditioning Ducted Cooling Toilets (2) Alarm Built-in-Robes Remote Garage Liveability

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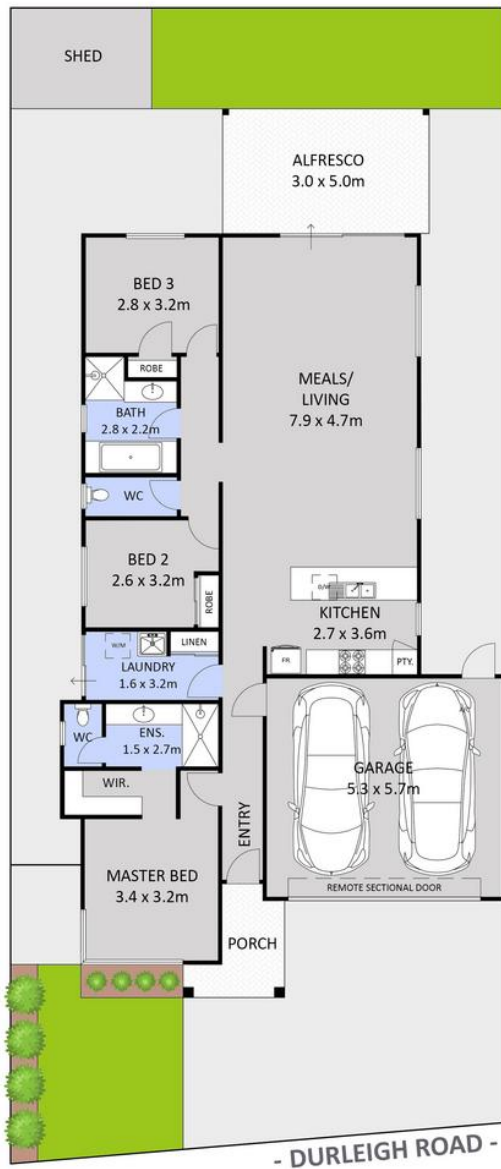
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7 Durleigh Road, Aveley, WA 6069

Block size: 341m² Living size: 124m² Garage: 34m²
Porch: 4m² Alfresco: 15m² Total size: 177m²

3 Bedrooms, 2 Bathrooms, 2 Cars

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The above plan is an artist's impression only, it includes elements that are for display purposes only and may not be to scale. Measurements do not take into account wall thickness. Landscaping shown is indicative only. Dimensions are approximate. Drawings are only to be used for display purposes. Bookings: contact@jarraiddesign.com



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