

7 Durleigh Road, Aveley

Low Maintenance Family Living




Set within a well-connected pocket of Aveley, this well-presented 3 bedroom, 2 bathroom home offers a fantastic opportunity for buyers seeking low-maintenance living without compromising on comfort and space.

Step inside and you'll find a thoughtfully designed layout, with an open plan kitchen, dining and living area forming the heart of the home. Designed for easy living, the indoor space flows seamlessly to the outdoor area, creating the perfect setting for both relaxing and entertaining. With a functional floorplan and comfortable proportions throughout, this home will appeal to first home buyers, families, downsizers and investors alike.

An excellent tenant is currently in place until 14 July 2027 at \$630 per week, however may be open to ending the lease early if required by the buyer.

Features you'll love

- 3 well sized bedrooms, including a master with ensuite
- Open plan kitchen, living and dining area with seamless flow to the outdoor space
- Double garage with secure internal access
- Ducted air conditioning throughout for year round comfort

3  2  2 

FOR SALE

Offers from \$799,000

VIEW

Sun 12th Jul @ 1:00PM - 1:30PM

AGENTS

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AGENCY

LJ Hooker City Residential
(08) 9325 0700

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**

- Generous sized low maintenance block
- Well designed layout offering comfortable everyday living
- Secured by an alarm system and CCTV accessible via mobile app

Location highlights

- Positioned in a convenient and family friendly Aveley pocket
- Close to local parks and walking trails
- Easy access to Aveley Shopping Centre and surrounding amenities
- Nearby schools and public transport options

Additional information

- Council rates: approx. \$2,400 p/a approx
- Water rates: \$1,160.68 p/a approx
- Year built: 2018

Offering a low-maintenance lifestyle in a growing and well-connected suburb, this home presents a great opportunity to secure a quality property with broad appeal. Whether you are looking to move in, invest or add to your portfolio, this is one worth inspecting.

Contact Max Sciacca from LJ Hooker Property Experience to arrange a viewing today!

Disclaimer

We have prepared this listing with the utmost care and attention to detail. Please note that some of the information provided has been gathered from third-party sources, and while we believe it to be accurate, we recommend that you conduct your own personal investigations and satisfy yourself as to the particulars of the property.

MORE DETAILS

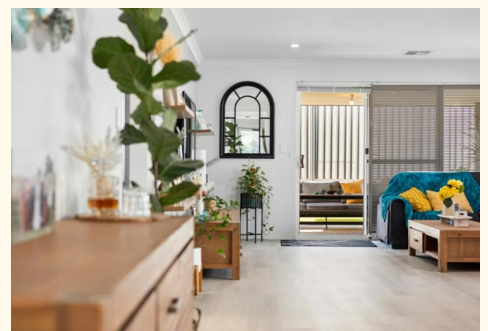
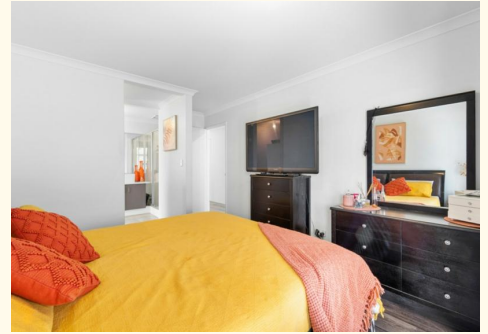
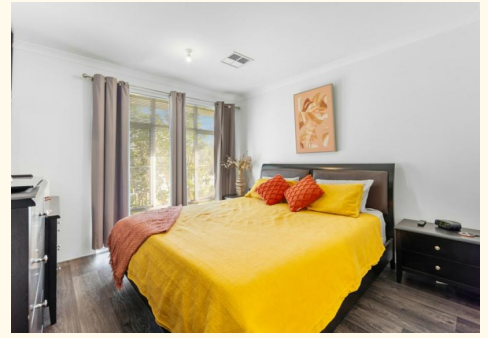
Property ID	3VWMFGJ
Property Type	House
Land Area	341 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Toilets (2)
	Alarm
	Built-in-Robes
	Remote Garage
	Liveability

Max Sciacca 0436 806 098

Sales Executive | max.sciacca@ljhpxp.com.au

LJ Hooker City Residential (08) 9325 0700

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7 Durleigh Road, Aveley WA 6069

3 Bedrooms, 2 Bathrooms, 2 Cars

Block Size 341sqm

Living Size 124sqm

Garage 34sqm

Porch 4sqm

Alfresco 15sqm

Total Area 177sqm

