

**30 Aventurine Road, Treeby, WA 6164**



**House For Sale**

Wednesday, 15 January 2025

30 Aventurine Road, Treeby, WA 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 313 m2**

**Type: House**



Ina Flanagan  
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## All offers presented

Ina Flanagan is thrilled to reveal this amazing three-bedroom, two-bathroom family home sitting on an ideal 313sqm in great location. Be thankful for low maintenance living and entertaining areas all designed to suit your desires. Offering enough space for growing families or downsizers who will love the open plan living/dining area that opens to the alfresco. This home welcomes a comfortable living and dining area, this area deals the perfect spot to dine with family and friends or wind down after a busy day at work. Whether inside or outside you can simply enjoy the atmosphere of a tranquil evening by just sliding open your back door. Ample room to carry your family, host and entertain. The kitchen area is central with easy service of the dining area. Its complete with plenty of cupboards, a built-in pantry and a range of stainless appliances, 900mm stove, oven, with quick access to the laundry. Overlooking the homes primal gathering point, you're sure to never miss out on any action – day or night. Located at the front of the home, the primary suite offers privacy, natural lighting and is no short of storage with a large walk-in wardrobe, and the ideal sized en-suite featuring a large vanity with adequate storage, shower, and toilet. The remaining double to queen in size bedrooms are effortlessly completed fitted with built in robes and tint to the windows. These rooms are serviced by the second bathroom. Feature to this home have clearly not been forgotten, this home includes • Reverse cycle air conditioning • Instant gas hot water • Low maintenance garden • LED Lighting • Solar panels • Reticulation • High ceilings to living • Security cameras • Crim mesh security door to the front Situated in a great location of Treeby and, within walking distance to park, close distance to the IGA, close to cafes and primary school, public transport and easy Freeway access, this property really is in primary position. Contact Ina Flanagan today for more information or to arrange a viewing. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.