

**75 Duvall Parkway, Aveley, WA, 6069**



**House For Sale**

Tuesday, 26 November 2024

75 Duvall Parkway, Aveley, WA, 6069

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **AVELEY CONTEMPORARY STUNNER!**

Beautifully presented, this fresh and bright four-bedroom, two-bathroom home merges comfort with stylish elegance. Positioned on a quiet, picturesque street, this contemporary stunner offers generous living spaces, high ceilings, quality features, plantation shutters, and an enviable lifestyle of convenience.

Step inside this home offering a neutral palette, the warmth of timber flooring and a functional layout that effectively maximises the use of space. At the front of the home lies the formal living room, a supremely comfortable and private space tucked away from the rest of the home, allowing for some quiet time, while the open plan living, kitchen, and dining areas are the welcoming heart of the home, where the whole family can come together.

Bathed in natural light, this is a sophisticated and inviting space with a gourmet kitchen boasting abundant cupboards and generous walk-in pantry, quality stainless steel appliances, chef's oven, 5 gas burner stovetop and bench tops with a breakfast bar for casual dining.

All four bedrooms offer exceptionally comfortable living spaces, the main bedroom with built-in robes and a stunning bathroom featuring a double glass shower and double sinks. All other bedrooms include built in robes, one with custom built-in desk and shelving, ideal as a home office, and are all serviced by a contemporary bathroom with bath.

Alfresco family dining, BBQ's and entertaining is easy here. Sliding doors from the dining room open to a gorgeous undercover patio, seamlessly connecting indoor and outdoor spaces. A gorgeous space for outdoor furniture, pull down your café blinds to shelter from the elements and utilise this space practically all year round. Overlooking manicured lawns, verdant shrubs and raised beds, this is a lush garden fit for any occasion with plenty of space for the little ones and family pets to play.

An effortlessly stylish and ultra-grounded family retreat, this stunning residence features quality fittings and presents to the highest of standards. Perfectly positioned with proximity to parks and ovals, quality schools, and Aveley Shopping Centre, plus Ellenbrook Central mere moments away, a lifestyle of convenience is assured.

A residence of thoughtful design offering sophisticated, informal luxury, all the hard work has already been done for you here, in this magnificent, polished home, simply waiting for the next family to move in and enjoy!

For expressions of interest, please contact Joe Da Mata, Xceed Real Estate, on [joe@xceedre.com.au](mailto:joe@xceedre.com.au) or 0406 237 964.

Features include:

Four generous-sized, carpeted bedrooms

Two bathrooms – family bathroom with bath

Huge main bedroom with generous ensuite featuring double shower and basins

All other bedrooms feature built in robes, one with mounted shelving, built in desk

Large separate, formal living room at front of home

Spacious, tiled open-plan living, kitchen and dining areas

Sliding doors from the living room to outdoor zone

Gourmet kitchen with overhead cupboards, quality appliances, 2 door dishwasher, ample bench space, spacious walk-in pantry, pendant lights, chef's oven, 5 gas burner stovetop

Generous laundry with ample storage, overhead cupboards

Plantation shutters

Undercover patio/alfresco area with downlights, café blinds

Ducted evaporative air conditioning

Two car garage

Solar roof panels

Beautifully maintained gardens

Established garden beds & well-maintained lawn

Gas hot water system

Colorbond fencing

Location (approx. distances):

Delaney Park 400m

Ellen Stirling Primary School 900m

Holy Cross College 1.0km

Aveley Shopping Centre 1.0km

Coolamon Oval 1.2km

Aveley North Primary School 2.0km

Aveley Secondary College 2.2km

Vale Aveley Adventure Playground 2.5km

Ellenbrook Central 2.5km

Aveley Primary School 2.8km

Swan Valley Anglican Community School 3.7km